

FACE BRICK HOMES

506 A

5 Room Face Brick Bungalow
and small house plans
- oil furnace - steam heat -
1/2 Bath Room -

ACKNOWLEDGMENT

The American Face Brick Association wishes to make full acknowledgment to The Architects' Small House Service Bureau, Inc., for its services in the preparation of this book. The houses illustrated have been selected with great care and all plans were designed by the Bureau, which is an organization made up of the representative practicing architects from leading architectural offices throughout the United States. The Bureau is endorsed by the American Institute of Architects, and by the Department of Commerce, United States Government.

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FACE BRICK HOMES



OLORFUL, modern face brick, as we know them today, enjoy an ancestry rivaled by few other building materials. The inscription on the Babylonian brick shown at the left is still sharp and distinct, although more than 4100 years old. Brick tablets have been found on which

the writings date back to 2700 B.C., or more than 4600 years ago. And even then brick making was quite an art, so that undoubtedly a long period of development preceded the building of the structures in which the ancient writings have been found.

Since those ancient times, brick manufacture has spread throughout the world and of course came with the early settlers to the United States. In this country the brick home, from colonial days, has always seemed to say, "Worth while folks live here."

While brick has long been recognized for its strength, its safety, its permanence, and its pleasing, natural color, it has only been in recent years that the matchless charm of a great range of color has been added to its appeal. Face brick is now to be had in almost every variety of soft, pleasing tones, ranging from the lightest creams and greys, through buffs, reds, greens, browns, maroons, and on down to a gun-metal black. Naturally this wide choice, coupled with the many pleasing textures available, has produced increasing numbers of colorful, distinctive homes under the skill of architects and builders.

Because of the smartness and style that has been achieved, many folks, when planning their homes, have believed that face brick must cost considerable more than other materials. But a few minutes figuring with a pencil has convinced them that the small additional first cost is, at most, only a few hundred dollars.

The actual difference in cost between face brick and frame construction has been established through contractors' estimates obtained by the American Face Brick Association early in 1931. Two typical houses, one a two-story, six-room home, and the other a one-story, five-room home, were used in obtaining the estimates. Complete bills of materials were furnished each con-

tractor so that all figures are on exactly the same basis.

Estimates were received from a great many building centers, and while the costs varied, of course, according to prices of labor and materials in each city, the average price asked for the six-room house was around \$8500, and for the five-room house, \$6500. The cost of the lot is not included.

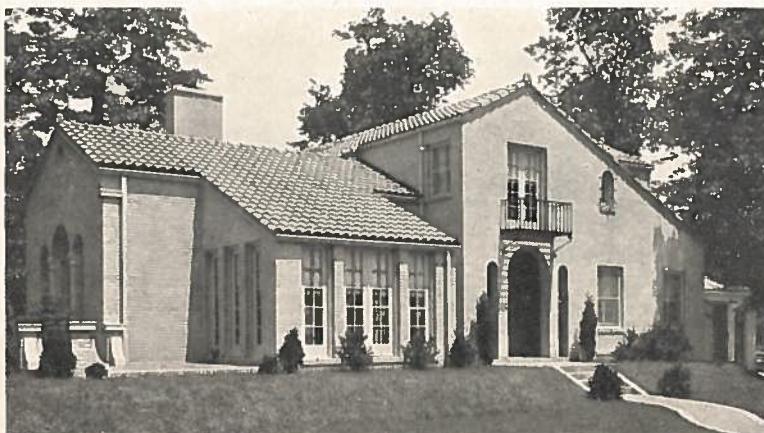
As given in the table on this page, the average additional cost of building these two houses in face brick ranged from 4.9 per cent to 7.4 per cent more than frame, depending upon the type of wall construction chosen and



local building conditions. These percentages mean that the \$6500 house could be built in face brick for from \$318 to \$481 more, and the \$8500 house could be built in face brick for from \$416 to \$629 additional.

For the few hundred dollars extra, the home owner not only gets a better built house, a longer-lived house, and one that can be maintained at lowest expense, but should he ever desire to sell, its attractive appearance and good condition after years of use will bring the highest prices.

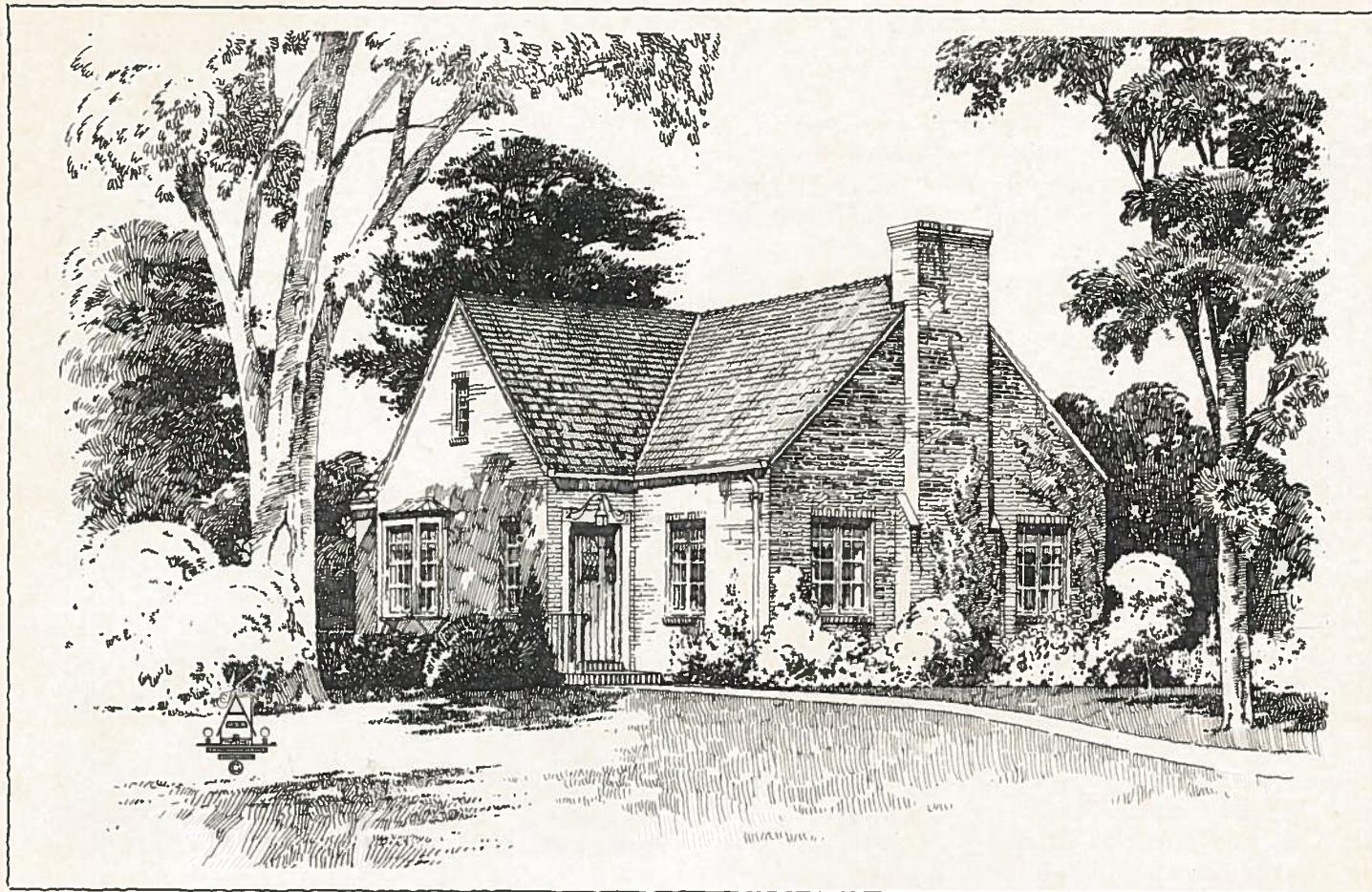
If, as you study the designs on the pages that follow, any questions come to your mind, write to the American Face Brick Association, 205 West Wacker Drive, Chicago, as this organization wants to help you, in every way possible, to get the home best suited to your requirements.



Additional Cost of Face Brick over Frame in Typical Cities

City	Extra Cost*			
	From	3.6 %	to	7.6 %
6-room house				
Atlanta	5.7		9.1	
St. Louis	7.0		9.1	
Decatur, Ill.	6.1		9.1	
Chattanooga	4.8		7.9	
Columbus, Ohio	5.4		9.3	
Harrisburg, Pa.	1.5		4.1	
Minneapolis	6.0		7.7	
5-room house				
Atlanta	5.7		9.1	
Minneapolis	5.6		7.6	
Memphis	4.9		6.4	
Canton, Ohio	3.2		5.3	
Harrisburg, Pa.	3.4		5.8	
Average		4.9 %	to	7.4 %

*Extra cost varies in accordance with type of face brick wall construction chosen and local building conditions.



Design No. 5-K-6

Up to Date Story and a Half House

NEITHER in form and massing nor in detail is there any elaboration to increase the initial expense and the upkeep of this house. It is crisp and clean cut, picturesque chiefly because of these qualities. It is suitable for either the comparatively narrow lot or for the wide or corner lot, for it may be faced as shown by the perspective or by the plan. For the latter the changes necessary in the entrance are provided in alternate details on the working drawings. Distinctive features of the exterior include the broad outside chimney, the recessed entrance with its low stoop and wrought iron railing, the bay window at one side. There is an outside entrance to the basement in a cement area at the side. The basement has

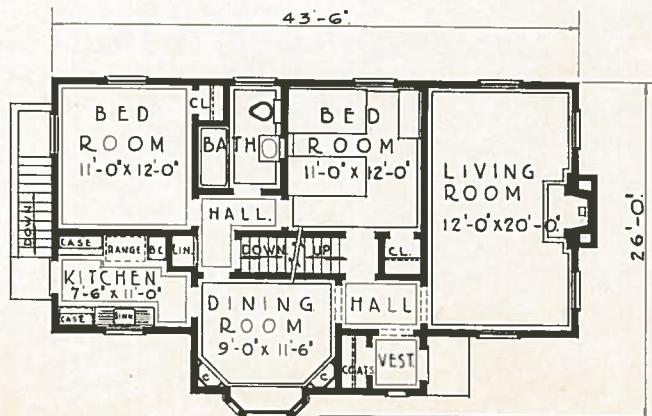
space for a recreation room in addition to large laundry and heater rooms.

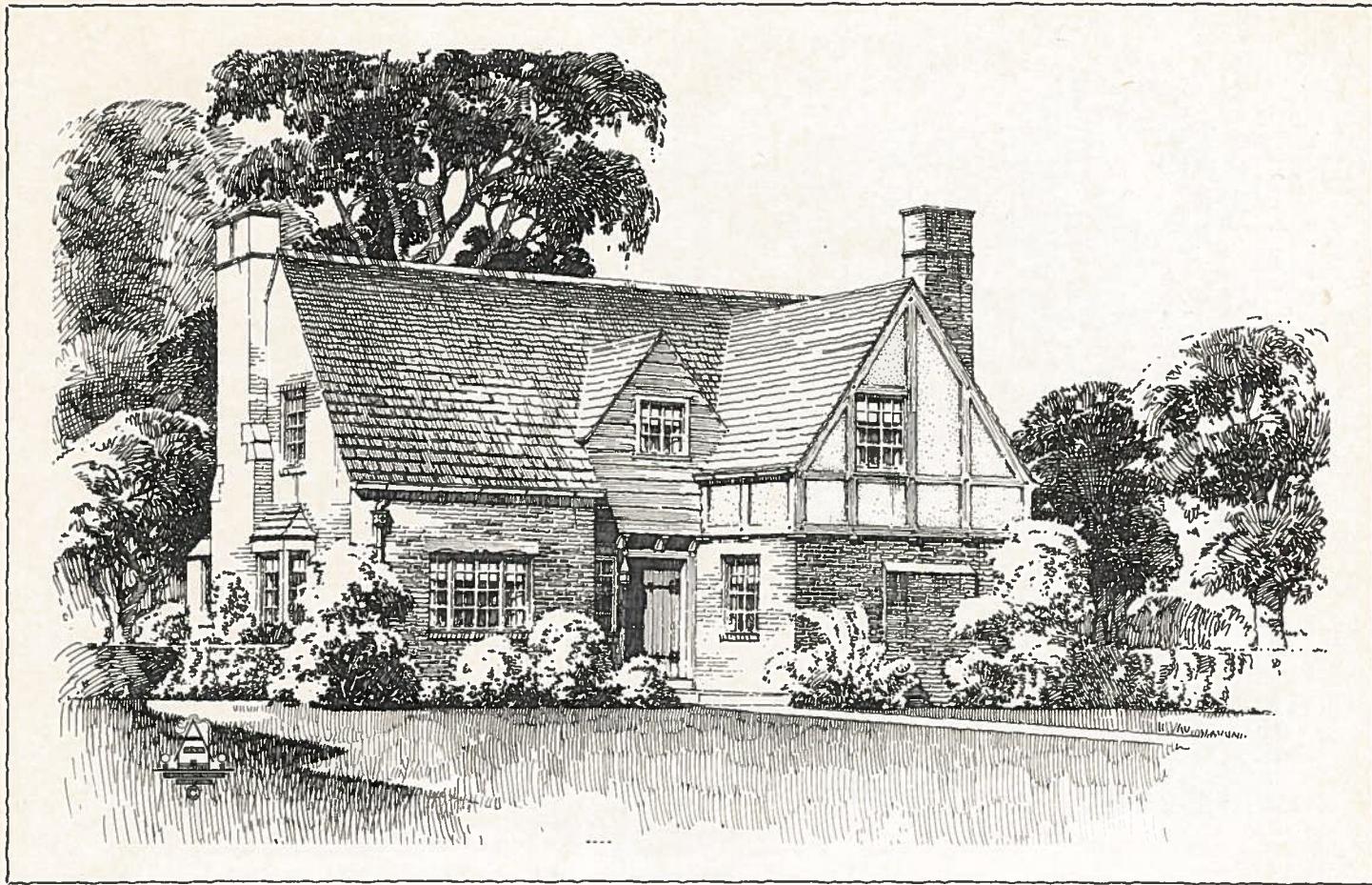
The plan needs no recommendation excepting to note the admirable manner in which privacy is gained for the bedrooms, while at the same time they are accessible to all parts of the house. Storage space in the attic is reached by a stairway in the hall.

Construction: Brick veneer on wood frame, roof of shingles or slate.

Facing: North or west.

Lot Size: Approximately 35 feet if house is faced as in the perspective; 60 feet if as indicated by the plan.





Design No. 5-K-7

Picturesque English Style House

HERE many of the most charming features of English domestic architecture have been successfully adapted to a small home. On the narrow lot the kitchen and dining room will be located at the front, leaving the living room to overlook the garden views at the rear. This is a large, well proportioned room with a handsome stone fireplace, at either side of which are open bookshelves mantel high. Under the living room is a basement recreation room with a pleasingly designed brick fireplace.

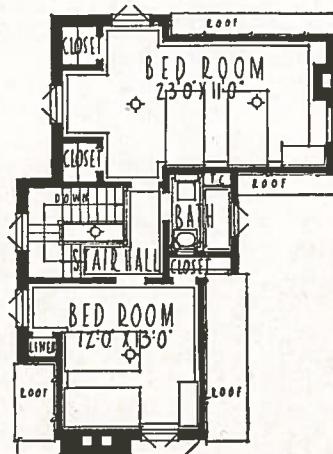
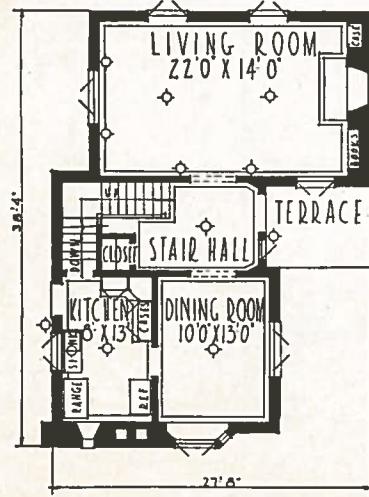
The house is set close to the ground, with the front

basement windows in small areas. A sparing use of stucco and half timber detail, and of rough siding furnishes a pleasing contrast to the brick walls.

Construction: Brick veneer on wood frame, shingle roof, metal casements.

Facing: To take advantage of prevailing winds and peculiarities of site.

Lot Size: With wide side toward street as in perspective a lot approximately 50 feet wide is required; with narrow end toward front as in the plans approximately 35 feet will be sufficient.





Design No. 5-K-8

Brick Bungalow of Interesting Design

THE combination of doorway and chimney has an irresistible charm. Probably no other combination of the elements that are important in small house architecture does so much to express the idea of home as does this. In this house there is also a pleasing combination of materials which adds vivacity to the design. Brick walls with rough siding in the gable ends, heavy wooden lintels above the windows and battened shutters give it an air of homelike informality. The paved terrace in front is surrounded by a decorative wrought iron rail. The hip roof shows a close cornice, and one snubbed gable.

With a house such as this, where the roof must be high to materialize the best qualities of the architecture, much space is gained in the attic. This is sufficient for one large additional bedroom. Although this need not be finished off immediately if additional sleeping quarters are not required, it is conveniently accessible from the hall where the stairway is located.

This hall is so arranged that it takes floor space neither from the sleeping quarters nor the living quarters, yet it provides privacy for both portions. Two closets open from it, one a spacious linen closet, the other for storage. Each bedroom is also equipped with a large closet and there is one of similar size in the vestibule for wraps. In the front bedroom is an arched recess for open bookshelves.

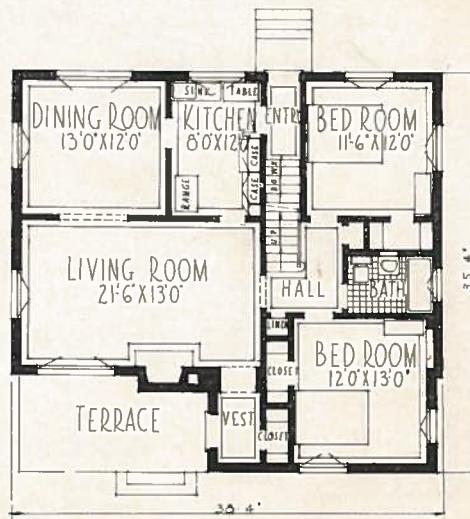
The living room reflects the English design of the exterior. A beamed ceiling, arched openings to

vestibule and dining room, and a fireplace of fine proportions with a mantel of English character enhance the beauty of the room.

Construction: Brick veneer on wood frame, roof of shingles or slate.

Facing: South or east. May be reversed for other facings.

Lot Size: Approximately 50 feet.





Design No. 5-A-60

With an Exterior Realistically Dutch Colonial

WHILE its well proportioned gambrel roof connects this house inalienably with Dutch Colonial architecture, it shows its ancestry in still other ways. The hooded entrance, the shutters at the windows, and the side lighted front door carry out the Dutch Colonial spirit. The brick pavement and front stoop had their prototype before many an early Dutch home.

Shingles and colorful brick have been combined in a charming and effective manner on the exterior walls.

The plan is of the central stairway type, with living room at the right, kitchen and dining room dividing the left. Since the stairway has been enclosed between walls, all expense for balustrade and newel is eliminated. The fireplace in the plan is located on an inside wall, a good position for connection with the furnace and

one that requires minimum expense. In the house illustrated above, however, the fireplace was placed on the outside wall, where it becomes a decorative feature in keeping with the style of the house.

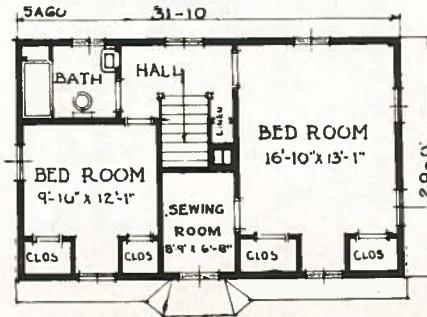
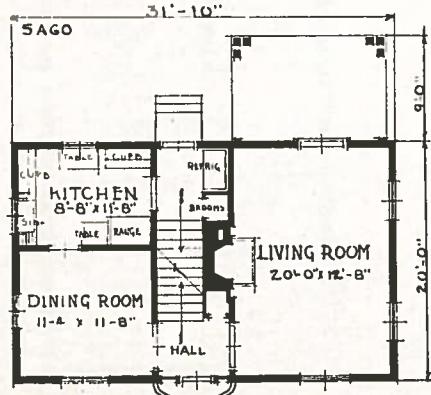
The long living room is well lighted by windows on three sides. Through arched or cased openings there is an agreeable vista across the hall into the dining room. One or a pair of corner cupboards would be an agreeable addition to this room.

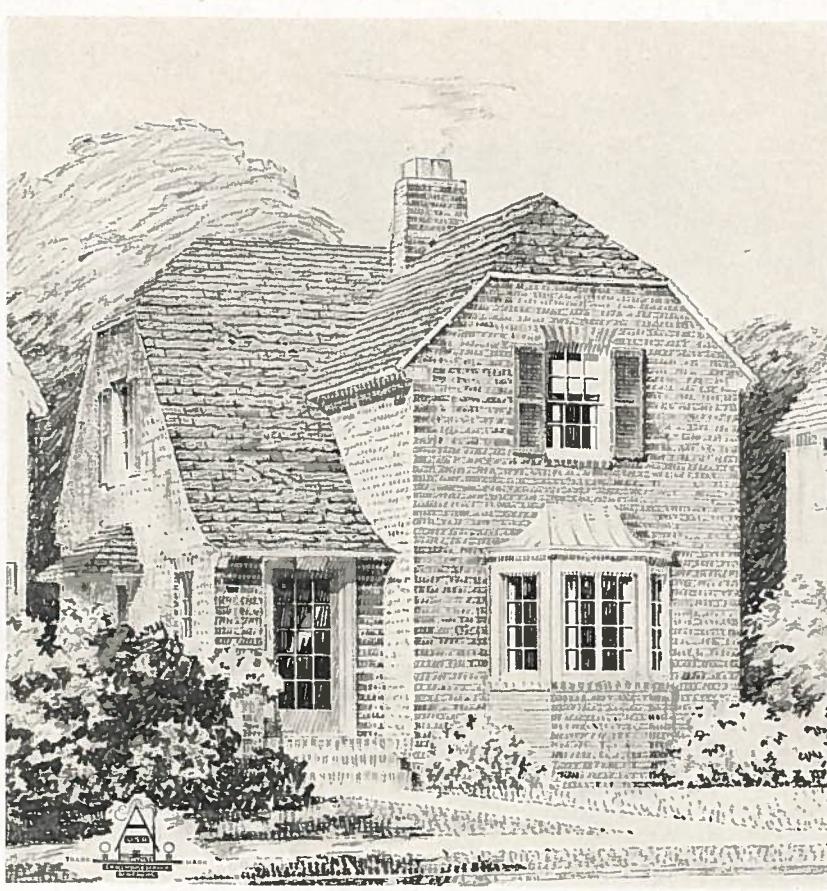
Although the one bedroom is particularly generous in size, even the smaller room is large enough for twin beds, and the two closets in each room permit them to be used conveniently by two people. Every housewife will appreciate the convenience of the sewing room.

Construction: Brick veneer on wood frame for the first story, second story of shingles or siding, shingle roof.

Facing: North or west.

Lot Size: Approximately 40 feet.





Design No. 5-A-61

A Distinctive House for the Narrow Lot

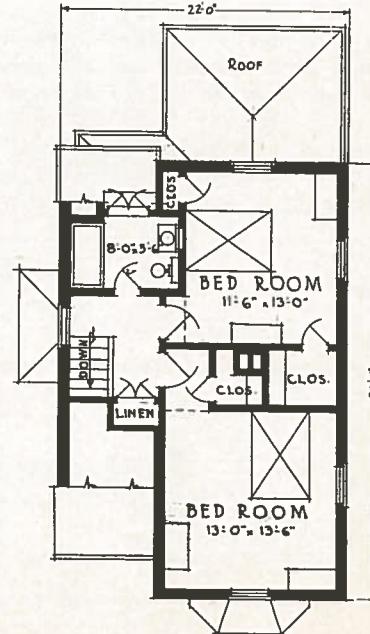
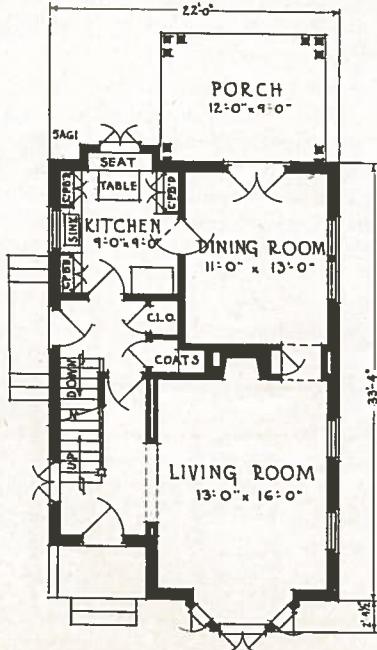
HERE is a design for a city house where the ordinance requires masonry construction and lots are narrow. A 30-foot frontage will be sufficient in many cities. Although the roof is low, giving the house an intimate and homelike appearance, this affects the sleeping rooms but little. To all practical

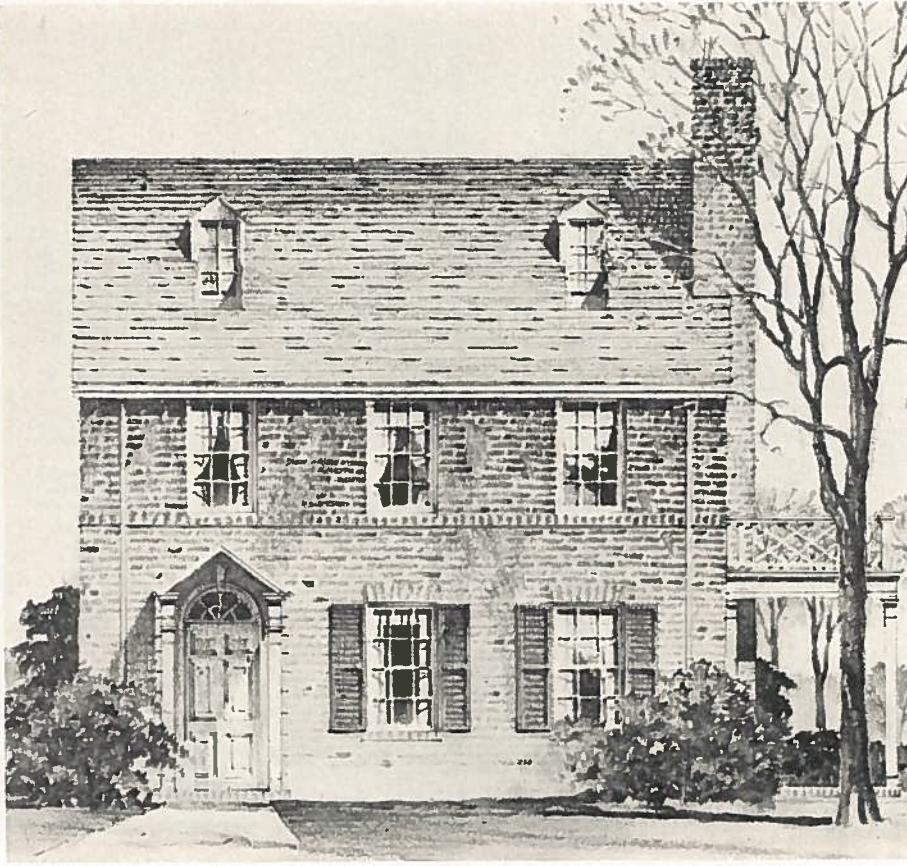
purposes this is a full two-story house.

Construction: Solid brick walls, roof of slate or shingles. Interior support of floor beams is on a steel girder.

Facing: North or west.

Lot Size: Approximately 30 feet.





Design No. 6-D-507

Prim Beauty and Ample Comfort

EXTRAS are a part of this design—not in the unfortunate sense of additional and unexpected things for which to pay, but in additional accommodations over those of many six room houses. The breakfast room and the innumerable closets on both floors show on the plans, but other features on the working drawings do not. These include the attic with its maid's room and bath—which of course need not be finished off until desired—and the plan for a double garage.

At one end of the living room is a fireplace of Colonial design, with recessed bookshelves at one side and small cupboards below, the recess equal in width and height to the door to the porch on the opposite side. At the opposite end of the room is a beautiful open stairway

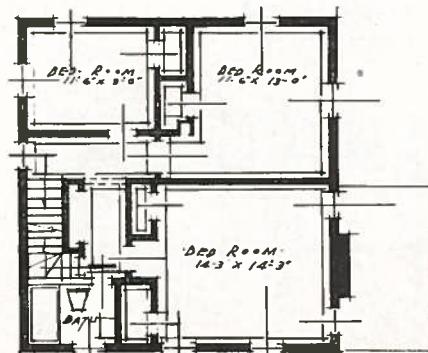
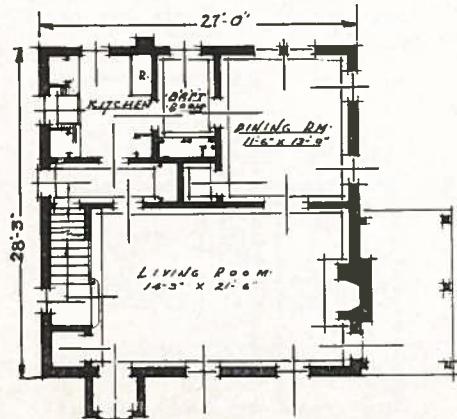
with a slender wrought iron balustrade.

The breakfast room is equipped with ample cupboard and drawer space at one end, and with table and built-in benches at the other. In the kitchen is a broom closet, cupboards and counter space at either end of the sink, and in the service entry adjoining space for the refrigerator with cupboards above. In this entry also are the stairs to the basement. Among the many closets of varied uses is a capacious one for linen in the upstairs hall.

Construction: Brick veneer on wood frame, shingle roof.

Facing: South or west.

Lot Size: Approximately 40 feet.





Design No. 6-A-45

A Distinguished Colonial Design

TO ACHIEVE for this house its fullest beauty and the aristocratic appearance which should mark it, it is only necessary to follow the drawings accurately when building. Both are dependent upon such details as the proportions of the walls and roof, the window spacing, the width of the eaves, the moldings, the entrance, and the height of the first floor above the finish grade. Any deviation from the drawings in any of these respects is almost certain to result in disfiguring the house.

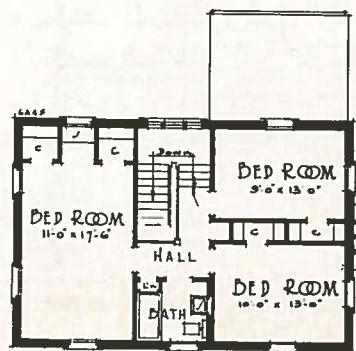
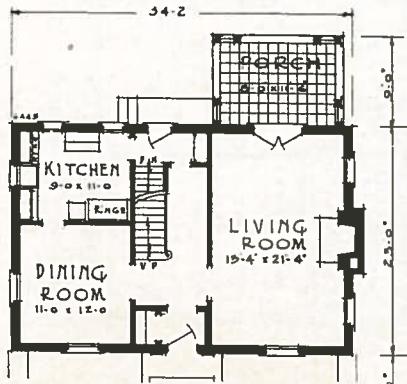
Raising it higher than shown will make it look stilted and ungainly. Neither the narrow eave projection nor the design of the entrance should be changed, for refinement of detail is of the utmost importance. The deep tones of the brick in the walls make the light painted trim stand out in marked contrast, an advantage if the drawings have been followed carefully, a disadvantage if changes should be made.

The plan, one of the center hall type, permits a long living room which extends the depth of the house with views on three sides. Wide plaster arches between living room, dining room, and stair hall frame pleasing vistas and give to the first floor an air of graciousness and hospitality. The hallway running from front to back affords perfect circulation between rooms, and makes the house cool and airy in warm weather. The open stairway and the finely modeled Colonial mantel contribute greatly to the charm of the first floor. Double French doors at the rear of the living room open upon a generous porch.

Construction: Brick veneer on wood frame, roof of shingles or slate. 6-A-45A identical except for solid brick walls.

Facing: North or west.

Lot Size: Approximately 45 feet with porch at rear, 55 feet with porch at side.





Design No. 6-A-54

Stateliness in Brick

THIS house, while it has the qualities of Colonial architecture, is happily not of the stereotyped form. Exercising the privilege of the great leeway afforded by this style, the architect has created a design of interest and vivacity. This has been done without the use of expensive forms of ornament. The qualities are there because of fine massing, skillful use of the simple forms of decoration, careful spacing of the windows. The ornamentation of wood, also, accentuates the lively color of the brick walls.

Those familiar with house plans will recognize in this one an arrangement of rooms that has been employed times without number. If the prospective home builder should make this his choice, he may do so fortified with the knowledge that there must be good reason behind such extensive use of this plan. There are, in fact, many good reasons. The arrangement is orderly. The use of space is economical. The size and shapes

of the rooms are fine, the wall spaces accommodating to furniture.

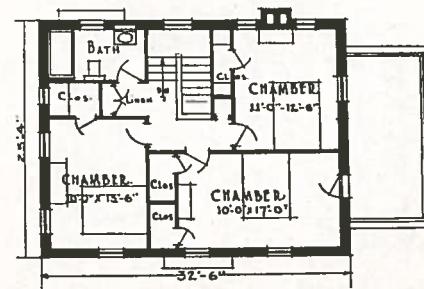
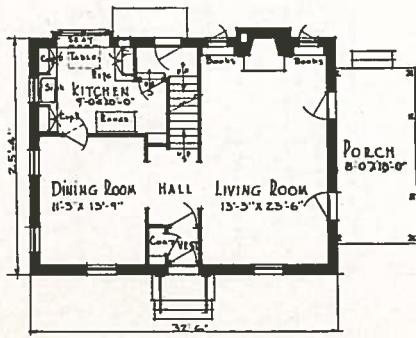
One advantage of this particular plan is that the central stairway has been located further to the back than usual, giving a broad entrance hall that has none of the cramped feeling to which the smaller hall with the stairway close to the entrance sometimes tends. This arrangement has its influence on the second floor also, where it permits a bedroom of the practical oblong shape with its length across the front of the house.

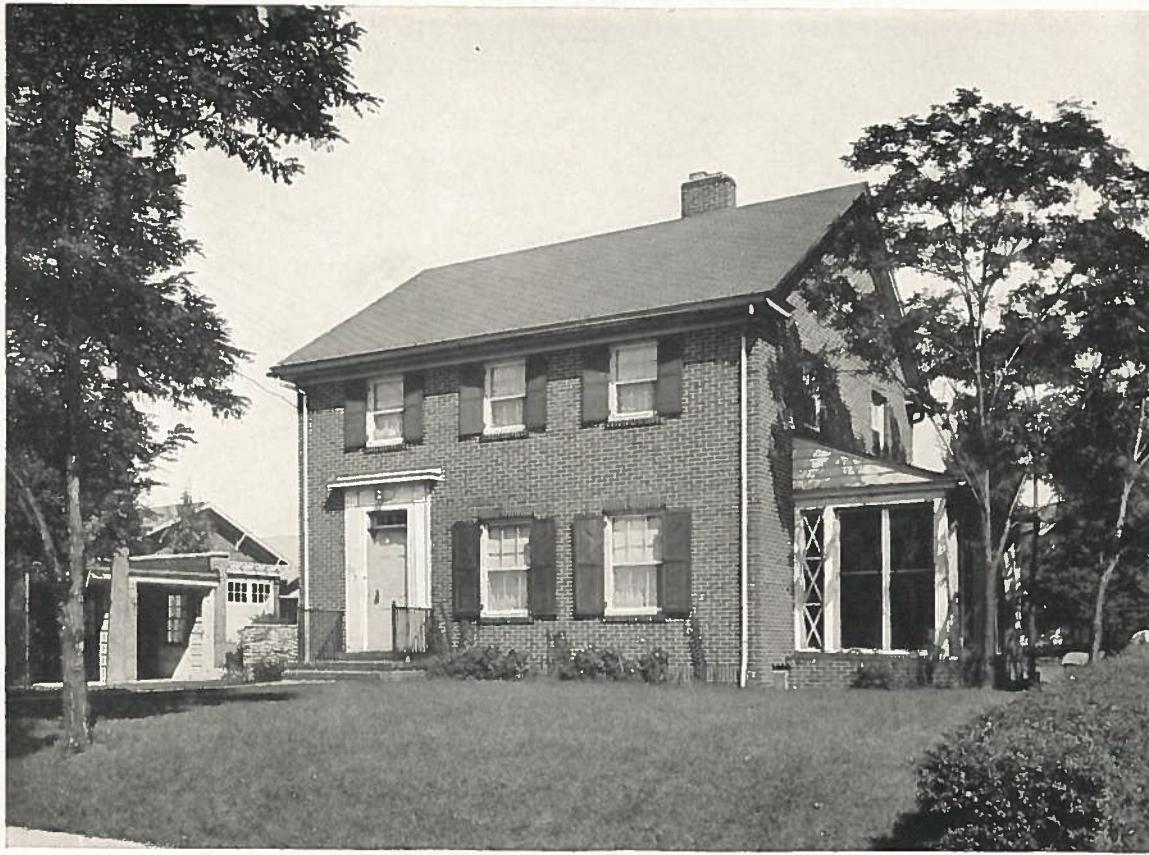
The porch may be built as an open porch and screened, as the sun porch shown, or as a sun porch with sleeping porch above, the working drawings showing alternate details for all of these arrangements.

Construction: Brick veneer, on wood frame, roof of shingles or slate.

Facing: North or west.

Lot Size: Approximately 50 feet.





Design No. 6-A-67

Quality in the Small Home

THIS handsome Colonial house, a type which never goes out of style, may be built of brick veneer or with solid brick walls. The plan is soundly arranged, and offers numerous conveniences in addition to its six major rooms. These include a built-in breakfast nook in the kitchen, a sewing room well equipped with cupboards and, like the bedrooms, with cross light and ventilation, and storage space in the attic reached by a stairway in one of the front bedrooms.

These rooms, it may be noted, are longer than they are wide. The long narrow room has an advantage over the square room, for although both may contain the same amount of floor area, the longer room gives greater space at the side of the bed than does

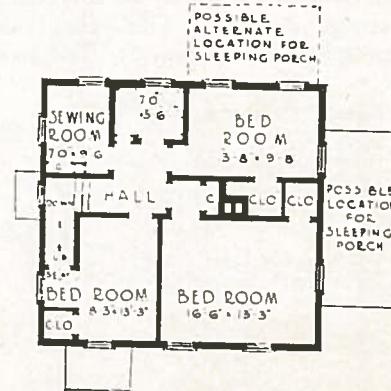
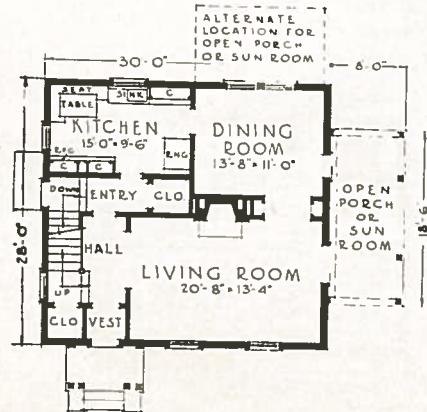
the square. Here also the bath is located immediately over the kitchen, eliminating long, expensive runs of pipes.

On the first stair landing is a coat closet. Between hall and living room is a wide arched opening, and another between living room and dining room. The porch may be open or enclosed, and if desired have a sleeping porch above.

Construction: Brick veneer on wood frame, shingle roof, design 6-A-67. Design 6-A-68 identical except for solid brick walls.

Facing: South or west.

Lot Size: Approximately 50 feet. With porch omitted or at side 40 feet.





Design No. 6-A-72

Colonial in Character

WHILE the central hallway running from front to back is typically Colonial, the arrangement requires a wider house and can only be had at considerable additional expense over one such as this with the central stairway only. Many believe that the convenience gained by a full length hallway is not proportionate to the added cost, and this house has been designed without it.

Nevertheless the first impression upon entering is that of pleasant spaciousness—rarely found, much less expected, in so small a house. The wide plaster arches on each side of the hall, one opening into the living room and the other into the dining room, and the glimpses through these arches of well-proportioned wall spaces and windows, contribute in no small

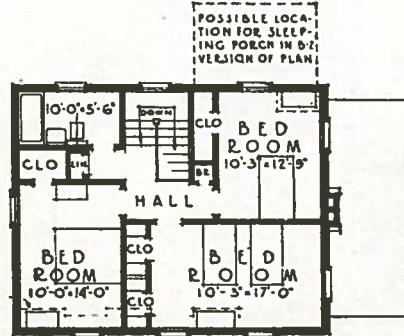
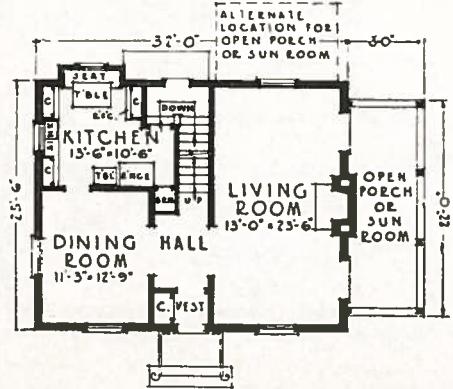
measure to the charm and beauty of the interior. Add to this the sun room, which may be either at the end of the living room or at the side, and the result is a finished and livable piece of architecture.

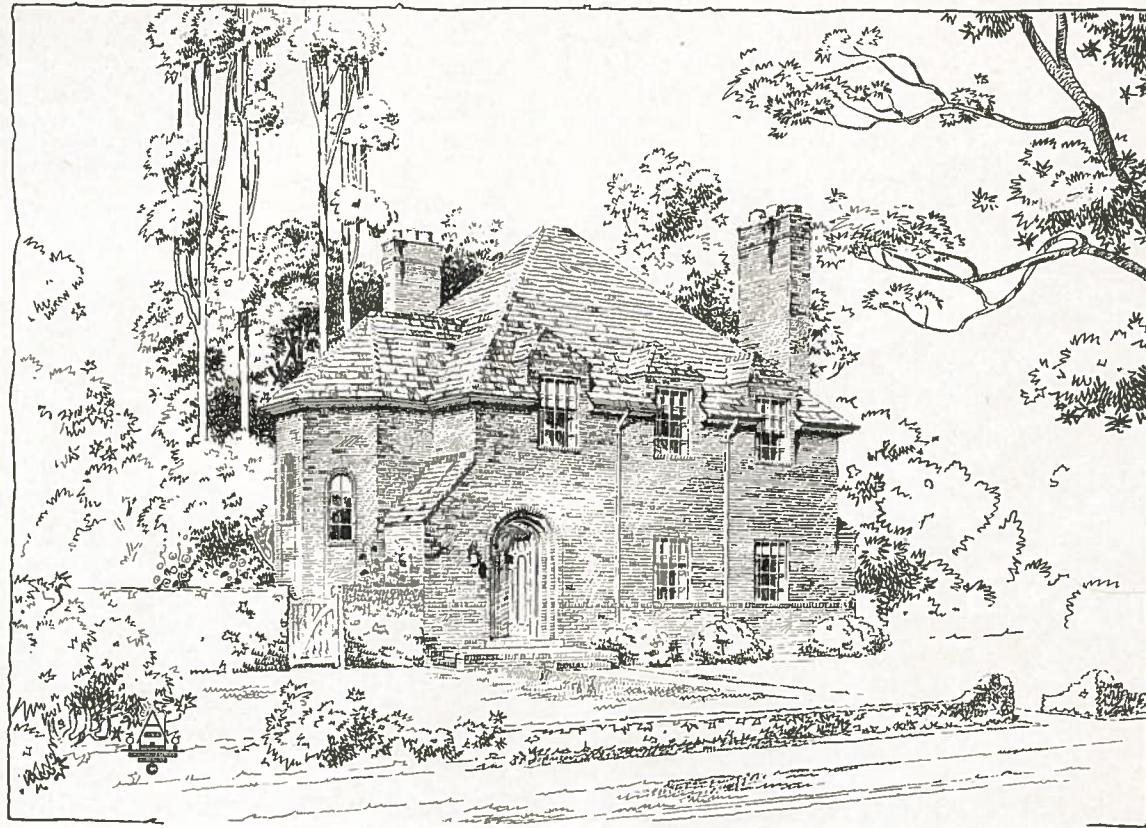
The exterior is not far removed from those of our Colonial forefathers. The effect is gained through elimination of extra details rather than through their addition, yet in spite of its simplicity, the exterior is not severe. The whole effect is lightened by the wooden trim about the front door, the wrought iron railing, and the Colonial stoop.

Construction: Brick veneer on wood frame, shingle or slate roof.

Facing: North or east.

Lot Size: Approximately 50 feet.





Design No. 6-B-14

Interesting Six Room Brick House

CLASSIFIED as to size, this house would unquestionably qualify as "a large small house," for although it contains only six major rooms, it will make an impressive appearance in almost any neighborhood and among homes of greater size. It is substantial in construction and handsome in design.

In addition to the six main rooms, the house contains a large recreation room in the basement. This has the added attraction of a fireplace. The house is indeed exceptionally well supplied with fireplaces, for there is also one in the living room and still a third in the front bedroom.

The plan has several features seldom found in a house of this size which add to the charm of exterior

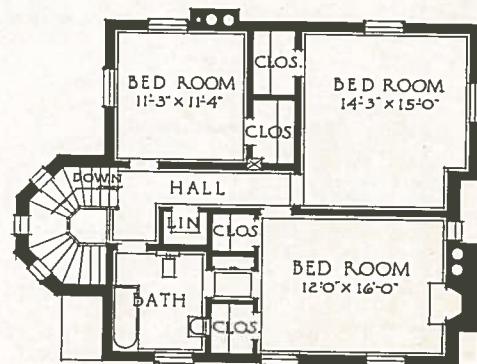
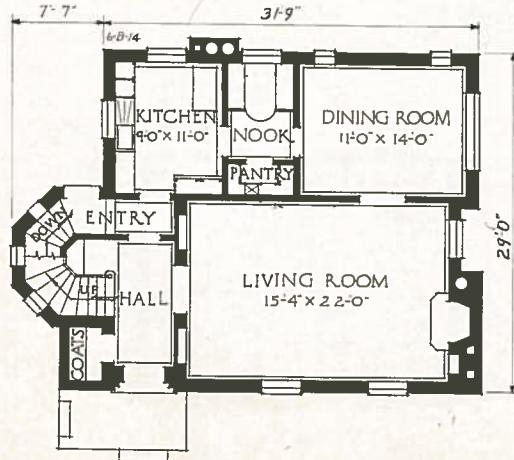
and interior. Most noticeable is the octagonal stair tower at the side, with its narrow arched windows. This contains a winding stair, picturesque, yet, as planned, entirely practical.

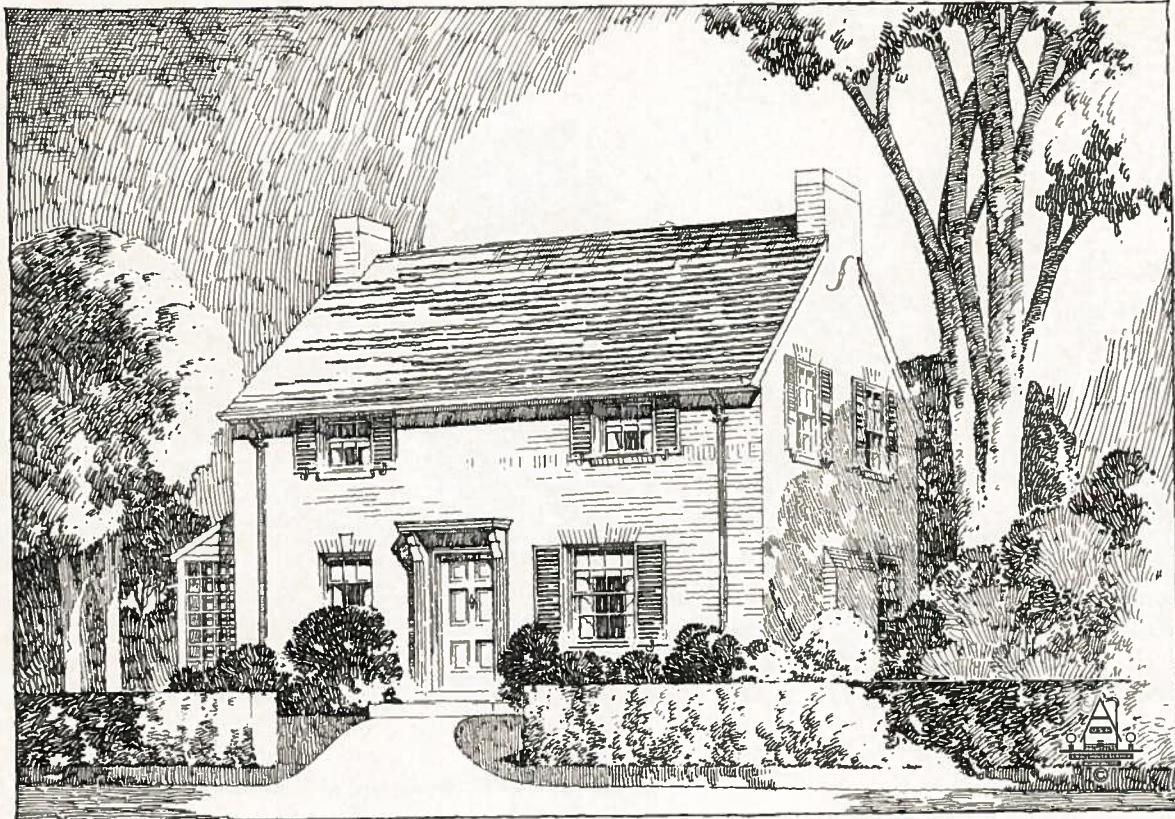
The living room is ample in size, well lighted by windows, with built-in bookshelves reaching to the height of the door to the hall, which they flank, and with a fireplace of distinctive design. Between dining room and kitchen is a convenient breakfast nook and also a small pantry.

Construction: Solid brick walls, roof of shingle tile.

Facing: South or west.

Lot Size: Approximately 50 feet.





Design No. 6-A-96

A Masterpiece of Refinement

WHILE just about as economical as a six-room Colonial house can be, this is also one of the most distinguished in appearance. Here the architects have made the most of their opportunities. The rooms are of good size. They are located where they will get the advantage of the best lighting and the best exposures for their particular purpose. Take for example the dining room. Instead of having this on the street as is common, it is on the rear of the house, where a view of the garden may be enjoyed while at the table.

The kitchen occupies a corner at the front of the house, convenient to the front hall, with a doorway at the side pleasantly screened from the front sidewalk. This has the advantage of keeping delivery and service men out of the rear yard, a real advantage if this is utilized as an outdoor living room. The

plan, in short, is accurately designed to make the most of the money spent.

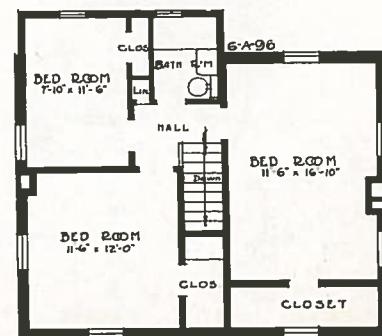
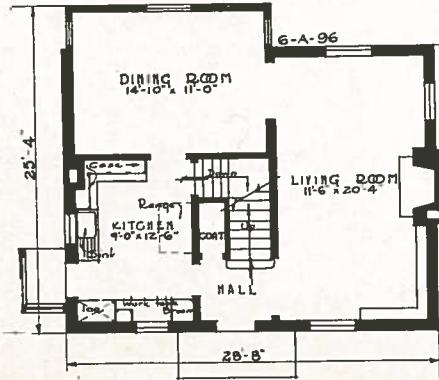
The living room includes a beautifully designed mantel, the top member of which corresponds with the top shelf of the bookcase which runs around the corner to the front window. The dining room will be a bright, sunny room, for it has windows on three sides. In the basement is space for a recreation room which may, if desired, be equipped with a fireplace.

Designs such as this show what architectural skill will do, the skill that comes only by hard training, and experience in designing and building houses.

Construction: Brick veneer on wood frame. The projection that includes the dining room is finished in wide siding or shingles. Shingle or slate roof.

Facing: North or west.

Lot Size: Approximately 40 feet.





Design No. 6-B-18-A

Picturesque Brick Bungalow

WHAT makes a good bungalow? There are three most important principles as to the plan. The first one is to separate the living quarters from bedrooms and bath. The second one is to arrange proper access from the living quarters to the other part of the house. The wrong way to do it would be to go from the living room directly into a bedroom, for example. The third principle is to keep down costs. This means, among other things, to keep the building from spreading all over the lot—economical planning. The principles of sound construction and fine appearances are always in the front rank.

This design is a straightforward solution of the problem. Alternate plans are provided for the same exterior. One, 6-B-18, offers a dining room and also a dining nook. The other, 6-B-18A, offers a small enclosed front porch and the dining room alone, also an additional bedroom in the attic reached from a

stairway in the hall. Built as the drawings indicate, without changes, it will not only be a convenient house in which to live, but it will be worth what it costs and will command a better market price than houses of approximately similar nature not so well worked out.

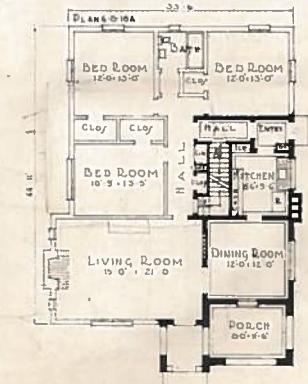
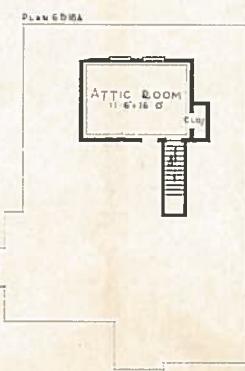
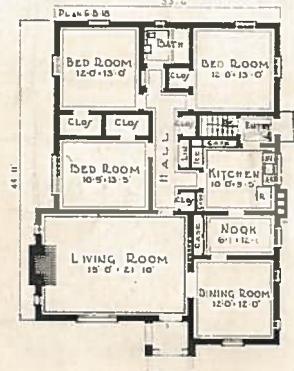
The fireplace in the living room is a combination of brick, tile and plaster strikingly different. At the opposite end of the room are open bookshelves in an arched recess corresponding to the arched doorway beside it which opens into the dining room.

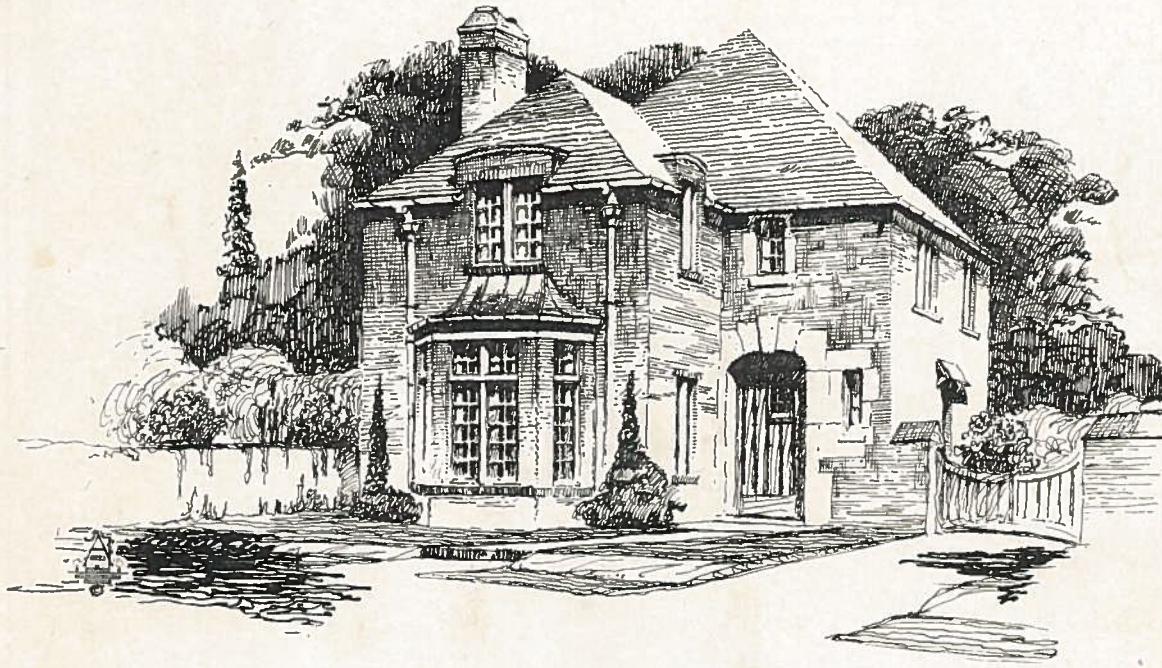
The entrance, the most ornamental feature of the exterior, has a screen of turned wooden balusters, with half timber work in the gable end.

Construction: Solid brick walls, shingle or slate roof.

Facing: South or east. May be reversed for other facings.

Lot Size: Approximately 50 feet.





Design No. 6-D-16

An Out-of-the-Ordinary House for the Narrow Lot

SIX rooms and an open porch are two of the most common demands of home builders. Recently there has been added another—an English exterior.

This house has been designed to meet these requirements. It is a city house type, particularly for those cities where lots are narrow, for it can easily be accommodated on a 35-foot lot. In this, as in other respects, it is an entirely modern house—not an adjustment of old forms to new requirements. The plan recognizes present-day costs of construction and the necessity of minimizing these, the problems of household management when a servant is not employed, and sound methods of construction to keep down the yearly expenses for repairs and maintenance.

But with this distinction it has qualities of Old World architecture that are attractive to homebuilders almost the country over. The forms are English. The whole appearance of the house has had somehow wrought into it the spirit of English architecture.

Handsome as is its appearance, the house has comparatively few features of design. The doorway is enhanced by stone trim, its light color in pleasing contrast to the deep toned brick walls. There is the great bay window with its tall lights, the arched second story windows, the garage driveway gate. Nevertheless the house depends for its effect chiefly on the massing of the walls and roof. It is a type of architecture which never grows old.

As for the plan, it explains itself. There is a fine living room which opens into the dining room and this in turn upon the porch beyond so that a vista of some length is obtained. The handsome bay window increases the feeling of spaciousness and lights

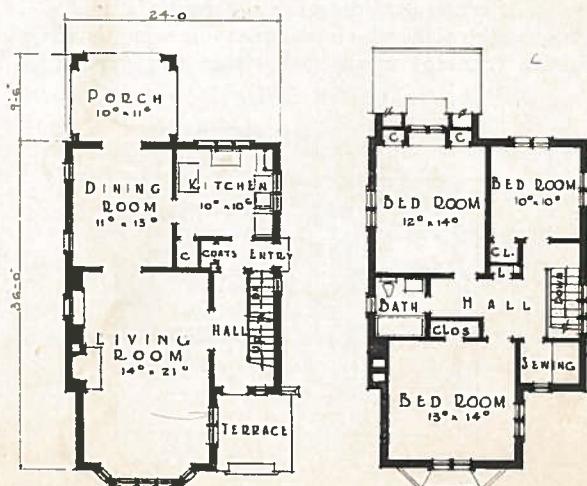
the room cheerfully even though there is a neighboring house close to the window at the side. The beautiful fireplace and comfortable seat under the side window give the intimate touches so desirable in a home.

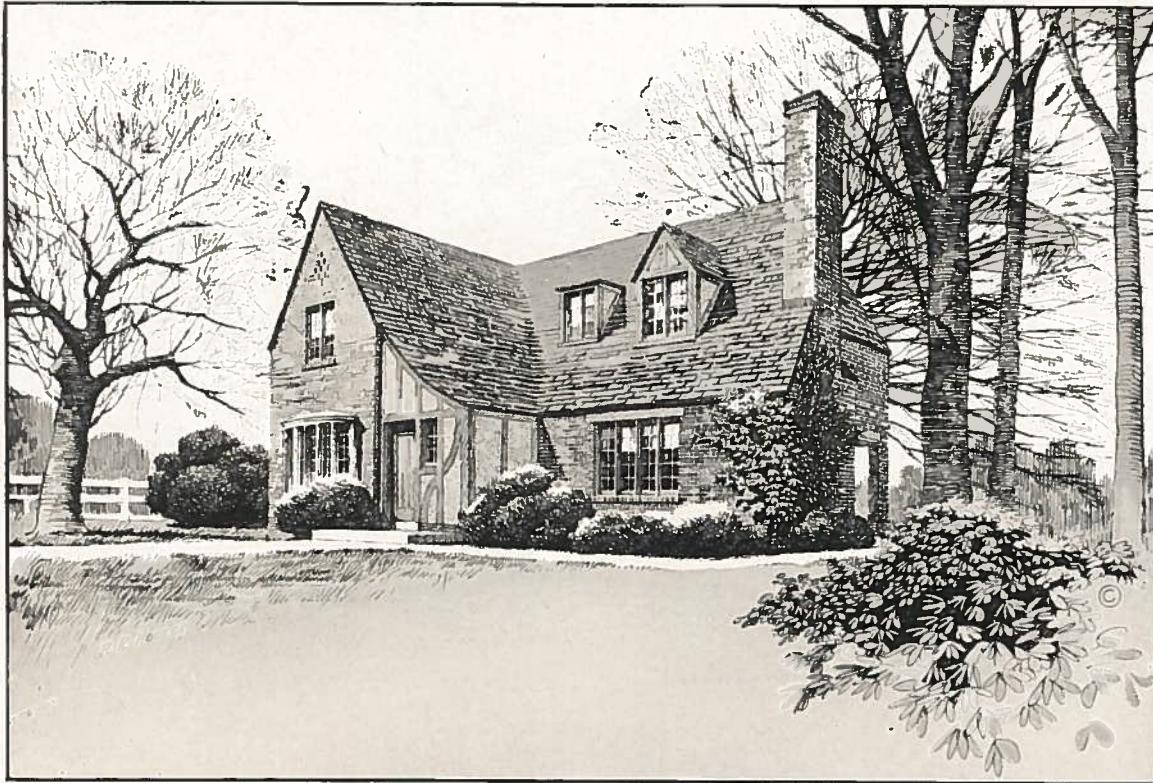
On the second floor are two large bedrooms and a smaller one, besides a small room for sewing or storage, a closet for each room, and a linen closet in the hall. A deep window seat fills the space between the two closets in the rear bedroom.

Construction: Brick veneer on wood frame, slate roof.

Facing: South or east.

Lot Size: Approximately 35 feet.





Design No. 6-B-31

English With an L-Shaped Plan

THE exterior of this design will carry its own message. The walls, made beautiful in themselves by well-chosen brickwork are enlivened by a variety of other materials in keeping with the type of architecture. A heavy wood beam spans the wide window in the front wall of the living room. Half timber work with stucco enclosure gives a touch of intimacy to the doorway. The timbers here may be adzed. The roof, for which it is hoped the home builder may afford a covering of large and heavy slates, is designed with its importance to the general appearance of the house well in mind. The "swept" valley, with its slates uninterrupted by any showing of metal work, is a thoughtful detail.

The living room, which occupies one wing, is afforded extensive frontage upon both street and garden. The

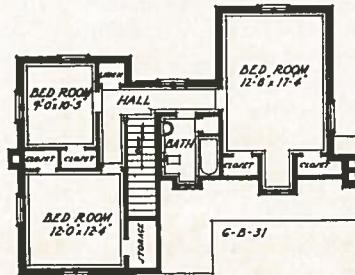
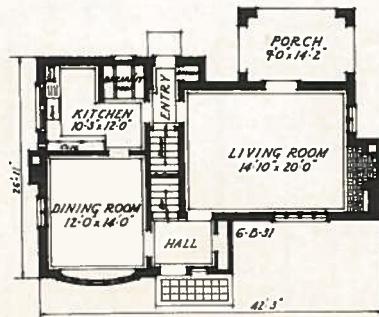
fireplace is pleasingly designed, brick faced, without mantel shelf. At one side are open bookshelves, ceiling-high. In the basement is a large recreation room, also with a brick-faced fireplace. Besides giving prominence to the living room, its location in this wing gives it a certain detachment from dining room and kitchen which many find desirable.

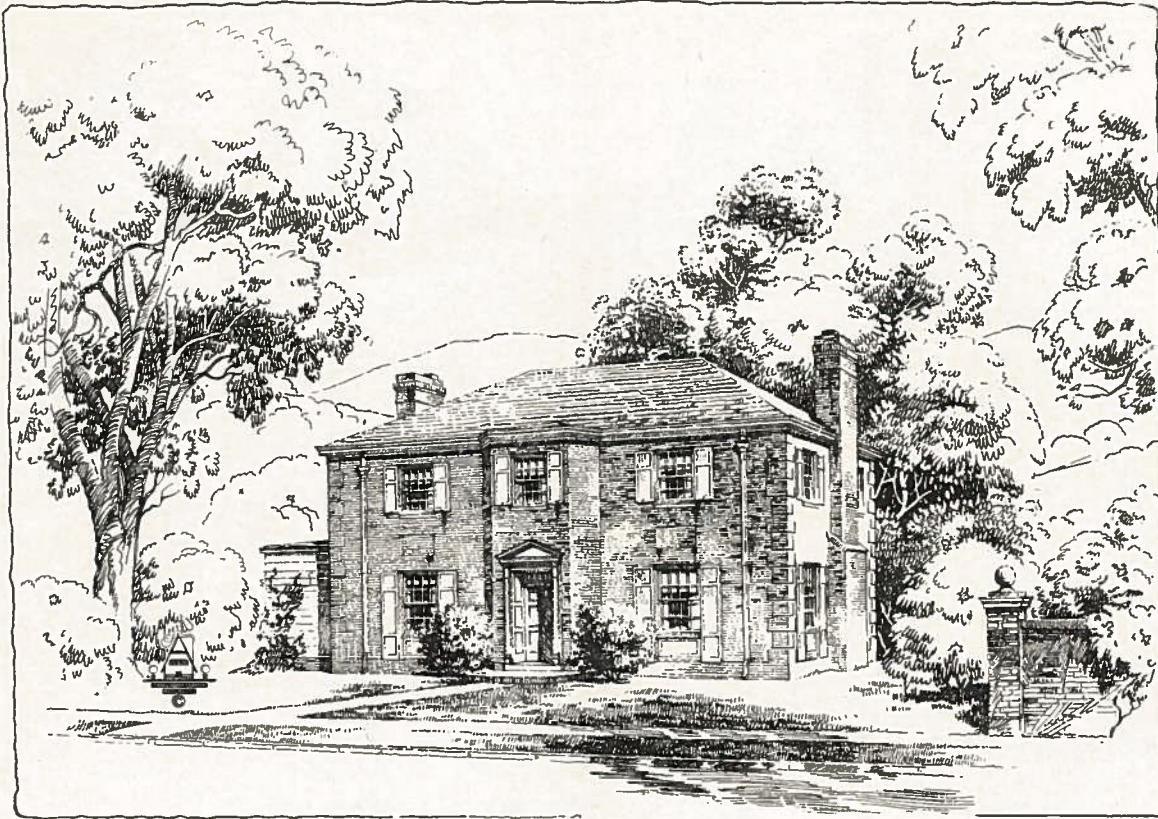
The great bow window in the dining room is this room's most delightful feature. In the kitchen is a built-in breakfast nook.

Construction: Solid brick walls, stucco between half timber work and in dormers, roof of slate.

Facing: North or west.

Lot Size: Approximately 50 feet.





Design No. 6-B-32

Georgian in Character

TRAVELING up and down the streets of newly built sections of almost any city one wonders at so many frenzied houses—grotesque little things cheaply and gaudily built.

Remembering these now, contrast them with this design, a quiet, impressive house with no pretensions to showiness. Here there are no bits of stone floating around throughout the brickwork, no projecting rafters nor artificial roof curves—just the beauty that results from the combination of simplicity, honesty, good taste and sound construction, a type of house that has lasted in this country for two hundred and fifty years and that is likely to last for many times as

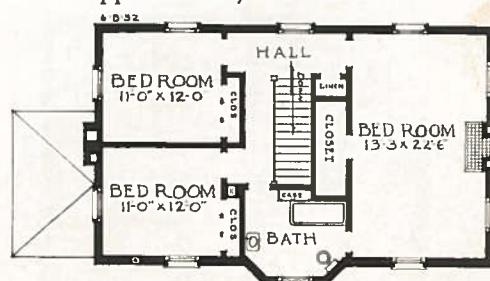
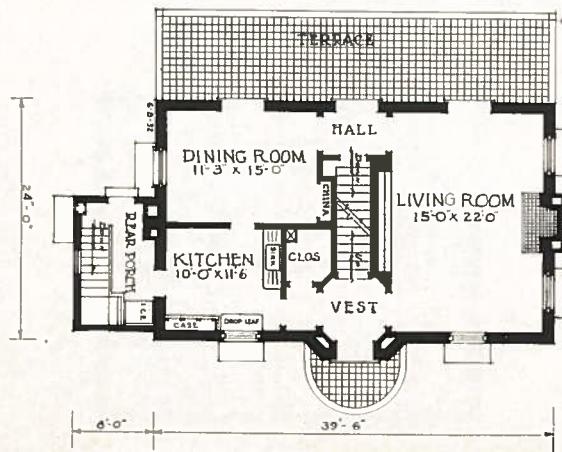
long. The entrance, modest and unassuming, the shutters, the brick quoins at the corners are its only ornamentation.

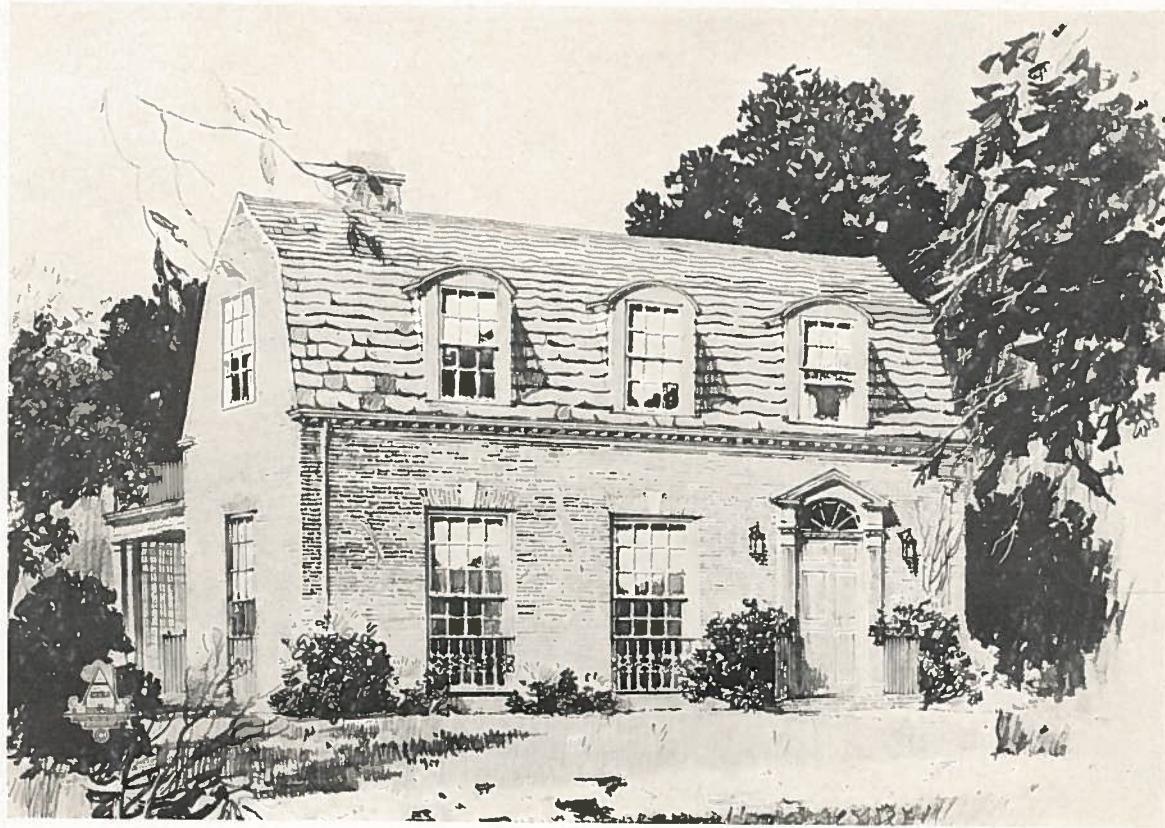
Consistent with the dignity of the exterior is the orderliness of the plan. Of the central stairway type, it has had an equally long reign of popularity. The octagonal entrance hall is unique. In the living room, opposite the fireplace, is a long length of recessed bookshelves with cupboards below. In the basement, accessible from the living room through the rear hall, is a large recreation room with a fireplace. In the larger bedroom is another fireplace.

Construction: Solid brick walls, roof of shingles or slate.

Facing: North or west.

Lot Size: Approximately 60 feet.





Design No. 6-F-10

Six Room English Georgian House

THE house presented here has been developed in the English Georgian manner, with a formality quite out of the ordinary in a house of this size. The long windows, with their wrought iron railings in front, are extremely pleasing in effect, as is the beautifully proportioned entrance with its lanterns and handsome iron railing at either side. The gambrel roof, broken by three slightly arched dormers, is gracefully proportioned, and the house as a whole is strikingly effective.

Because of the rather rich style of the period, the first floor plan is designed with a formality usually found only in homes a great deal larger. The door opens directly into a small reception hall. Immediately opposite, a narrow arched opening reaching to the ceiling affords a view of a portion of the stairway

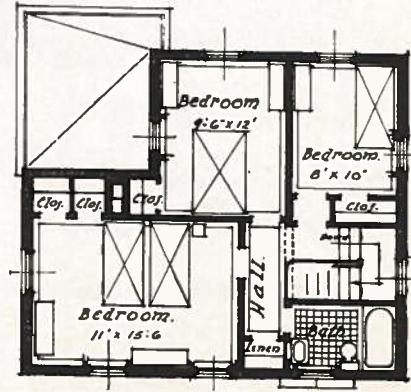
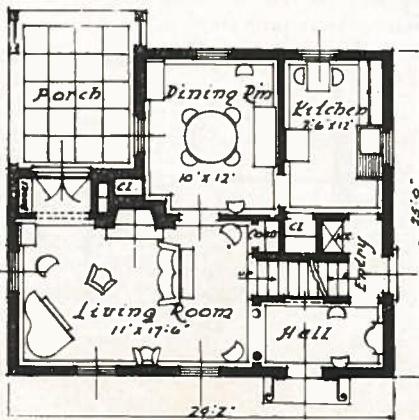
and the railing with its graceful, slender balusters.

The long windows which add so to the appearance of the house on the exterior, also add greatly to the beauty of the living room. Although double hung, they extend to within six inches of the floor in the true Georgian manner. The fireplace is of simple design, somewhat on the order of our Colonial fireplaces, and quite in keeping with the formality of the room. French doors open onto the rear porch, and at one side of them are built-in bookshelves. In the dining room French doors could be substituted for the window toward the porch.

Construction: Brick veneer on wood frame, shingle roof.

Facing: South or west.

Lot Size: Approximately 40 feet.





Design No. 6-F-20

A Brick and Half Timber House

FROM its terra cotta chimney pots to the wrought iron hinges on the door this house has the charm of old England, yet in compactness and efficiency of arrangement it meets the requirements of modern America.

The house combines brick, stucco, and half timber, with a shingle roof laid in picturesque broken lines. The rough sawed edges of the siding above the spacious open veranda make an equally effective detail.

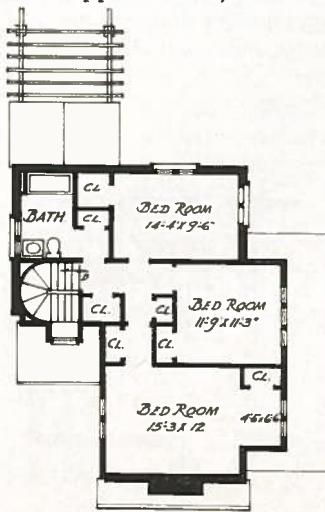
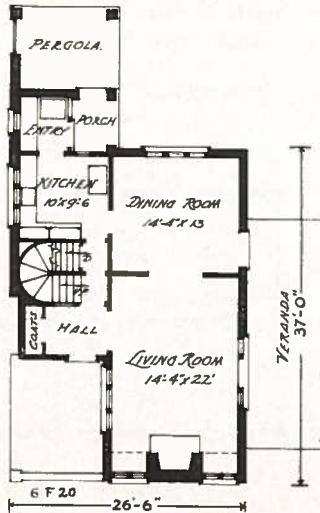
Beyond the entrance hall, with its convenient coat closet, is a winding stairway and beyond this the kitchen. The large living room has an attractive fireplace

with beautifully designed mantel at one end. French doors in both living and dining rooms open onto the veranda which runs along one side of the house. On such engaging features as the pergola, the little wooden service gate opening into it, and the delightful sweep of the wall at the front, there is not room to enlarge.

Construction: Brick veneer on wood frame, stucco and half timber about entrance enclosure, shingle or slate roof.

Facing: To take advantage of peculiarities of site.

Lot Size: Approximately 50 feet.





Design No. 6-B-17

Brick a Favorite With Colonial Builders

TO THE home builder who is convinced that "old things are best," even to the design of a home, this substantial Colonial home will be of interest. It has that characteristic of all Colonial houses—dignity. It has the freshness and charm that color contributes—a green tile roof, green shutters, pure white trim and variegated brick walls laid with white mortar joints.

In plan this house is similar to that of countless old Colonial houses, but whereas these had generally a back and front parlor, this modern Colonial house has one fine, undivided living room. There used to be a butler's pantry between dining room and kitchen, but modern efficiency now uses this space to increase

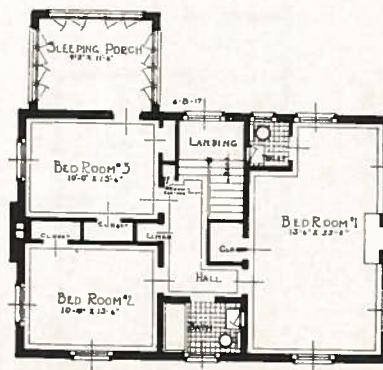
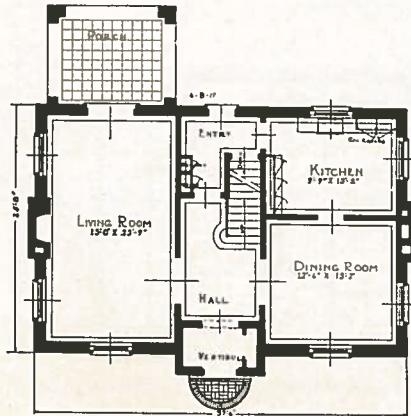
the size of these two rooms, and builds plenty of cupboard space in the kitchen. Besides saving space, it saves innumerable steps.

Six generous rooms, an open porch at the rear with sleeping porch above, and storage space in the attic are provided. One bedroom, which runs the entire depth of the house, has its own lavatory. An open stairway of Colonial design is an attractive feature of the hall.

Construction: Solid brick walls, roof of tile, slate or shingles.

Facing: South or east.

Lot Size: Approximately 50 feet.





Design No. 6-H-4

Neat and Trim in Design

HERE is a bit of Colonial architecture that represents no dull following after older forms or misuse of parts that have been taken from the past. It is a beautifully modeled small home with a plan of a distinctive order and an exterior that we may call Dutch Colonial for want of a better designation. There are some Dutch features, to be sure, but it is a modern American home design fashioned to accord with the conditions among which we live today.

Looking over the plan, one may wonder how the architect managed to get such large rooms, especially in the living quarters. The trick is in the location of the stairs. Imagine the stair hall brought clear through to the front of the house—see how this would cut out space in the dining room. As it is, no useful space is taken from the kitchen; in fact, here we have an arrangement that meets popular demand, a combination of proper equipment within a small space. The kitchen is not too small, neither is it too large. Located

as it is, the stairway is immediately accessible so that the housewife does not have to pass through other rooms to reach it. The stairs to the basement and to the rear entry are next to the kitchen.

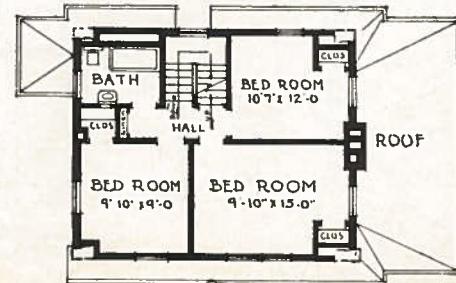
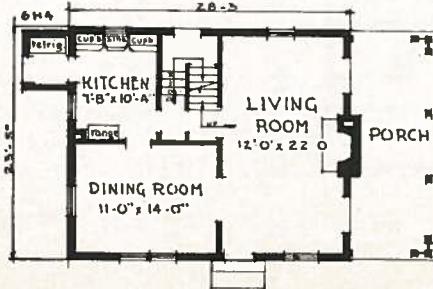
If an automatic refrigerator is used, it may be placed on the inside wall. It would then be possible to utilize as a breakfast nook the space taken up by the side entry, the grade entry giving the kitchen the necessary access to the outside.

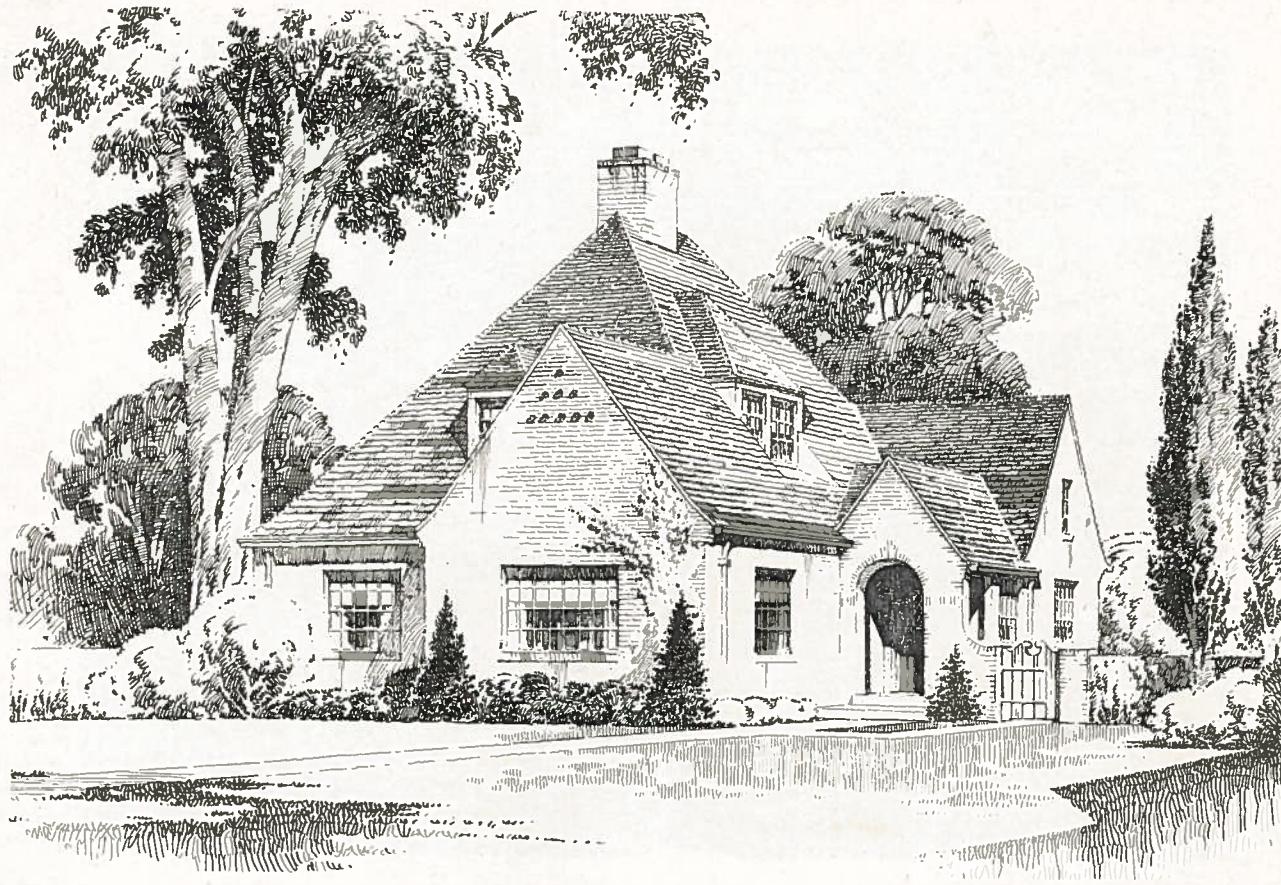
The porch may be built in the form of an enclosed sun room. It may also be placed at the rear on a lot that would otherwise be too narrow for this design.

Construction: Solid brick walls or brick veneer on hollow tile, roof of slate. The original drawings call for dormer walls of siding. They should be of brick and slate in districts where fire laws require this type of construction.

Facing: North or west.

Lot Size: Approximately 50 feet.





Design No. 6-B-38

Double Garage a Part of This House

IN COMPLETENESS of plan and equipment this house has few equals in the small house field. From those as important as the attached garage, to lesser details such as the conveniently located clothes chute, everything is provided which will contribute to comfort and a smoothly running home.

The long living room with its fine proportions, book-

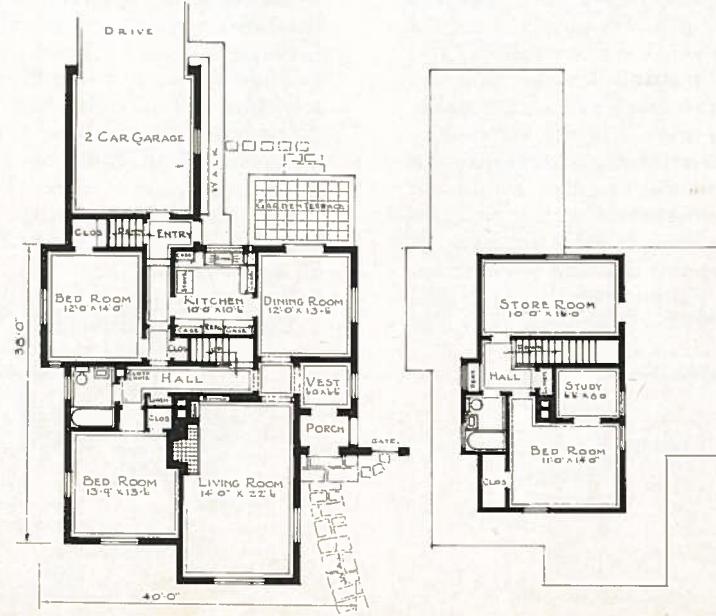
shelves, broad windows and unique fireplace provides a beautiful architectural background for furnishings.

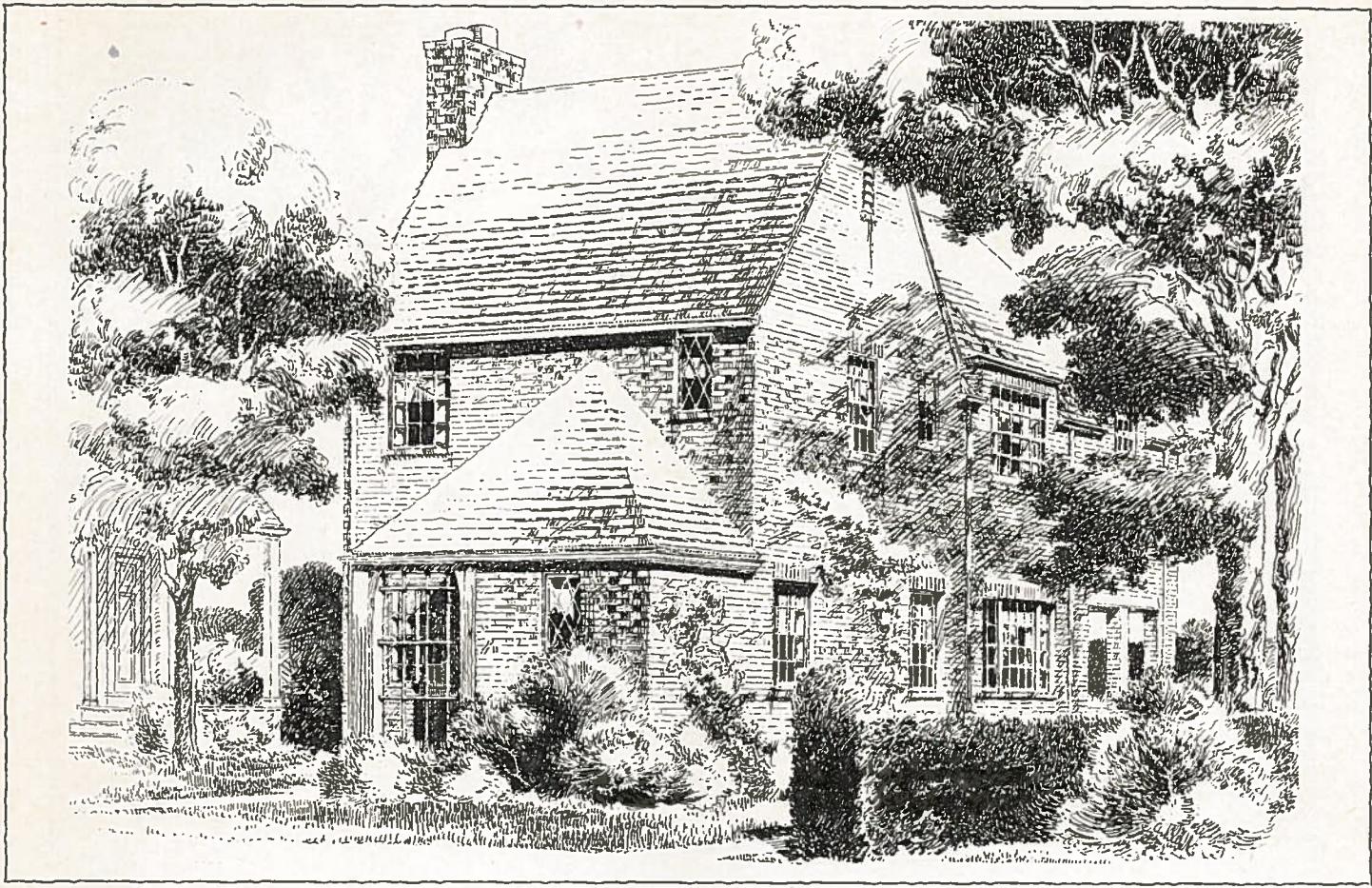
The second floor furnishes as nearly a complete suite of rooms as the small house ever attains.

Construction: Solid brick walls, shingle or slate roof.

Facing: South or west.

Lot Size: Approximately 55 feet.





Design No. 6-F-42.

To Meet Special Requirements

HERE is a house for a 30-foot lot, and in some cities for lots even narrower. Its width, however, or rather the lack of it, is no handicap, for the exterior has an air of distinction, and the plans are convenient and livable. Brick walls, casement windows, and a carefully studied roof lend interest and variety to the exterior.

The house offers all the accommodations of the modern small dwelling; first floor lavatory, secluded porch, conveniently arranged kitchen, and closets for various purposes utilizing every spare foot of floor space on the second floor.

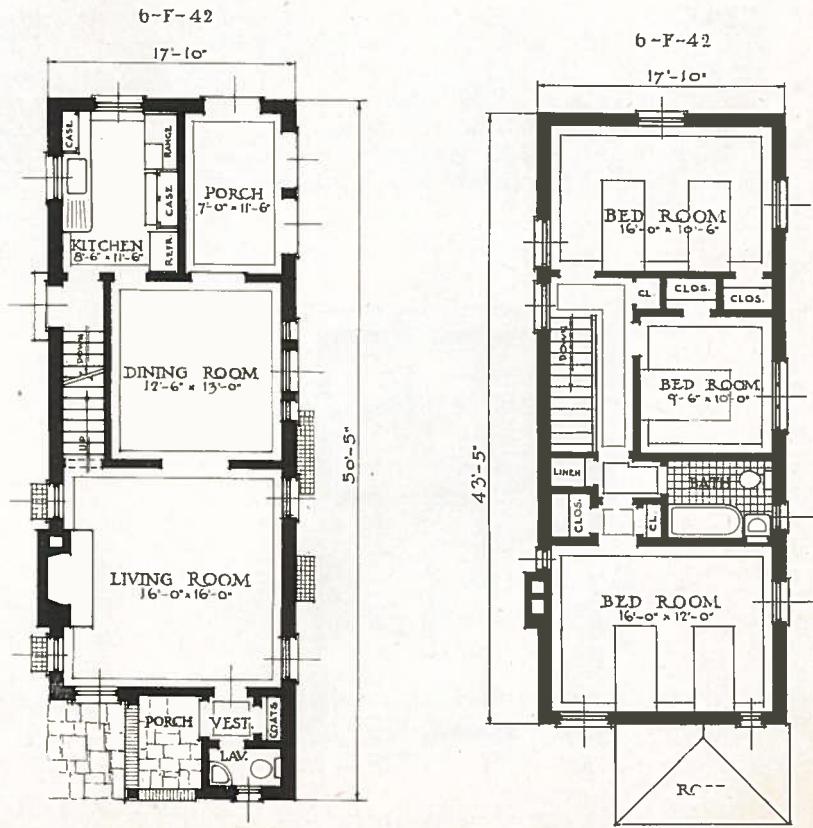
The square living room, large enough for complete comfort, has outside exposure on three sides, a pleasingly designed fireplace, and wall spaces sufficient to accommodate the larger pieces of furniture. The stairway, enclosed between walls, goes up directly from this room, thus eliminating all hall space on the first floor. The porch overlooking the garden will be a pleasant place to dine during the summer. A grade entry with stairs to the basement adjoins the kitchen.

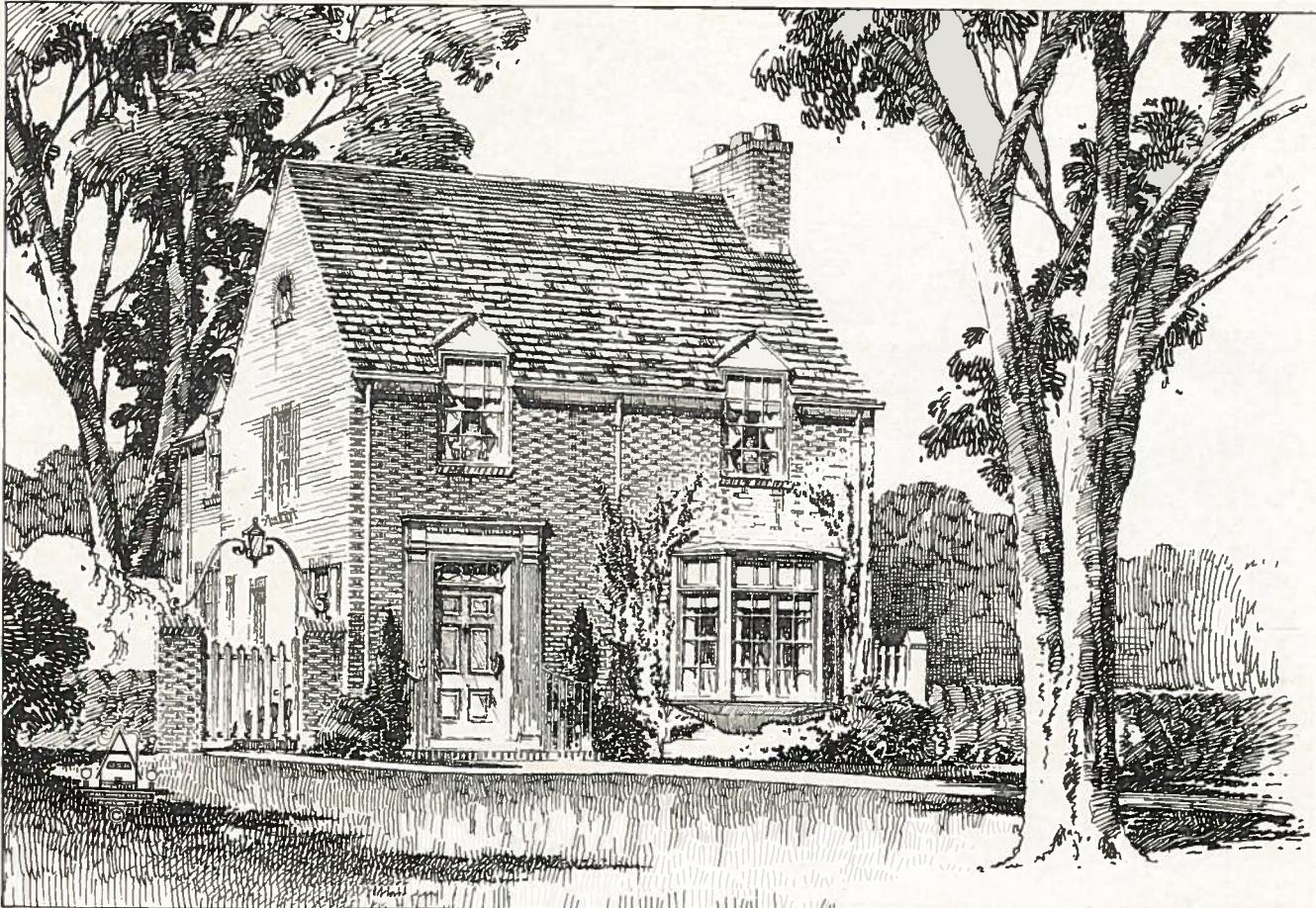
Two of the bedrooms, like the living room, have windows on three sides, both being double rooms large enough for twin beds.

Construction: Brick veneer on wood frame, shingle roof.

Facing: South or west. May be reversed for other facings.

Lot Size: Approximately 30 feet.





Design No. 601

Colonial at Its Most Practical

HERE is a house for the narrower lot. Charming and without affectation, it has a beauty that comes from the variegated color and texture of its brick walls, the interesting treatment of the windows, the entrance with its fine proportions and historic design.

The stair hall, besides giving the interior an air of dignity, serves the more utilitarian purpose of affording

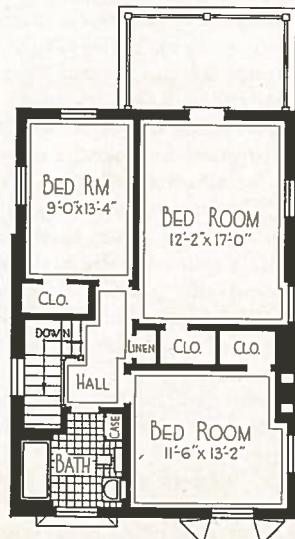
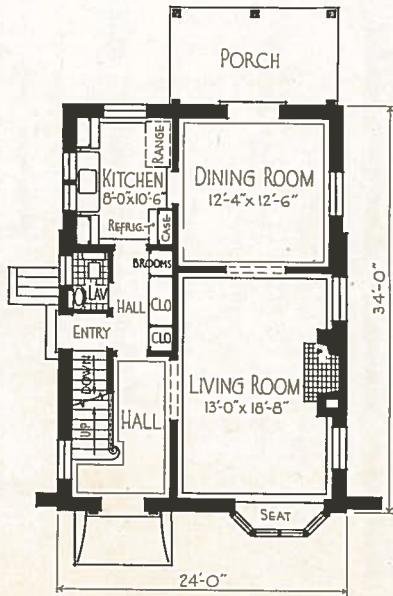
direct communication between kitchen and front door.

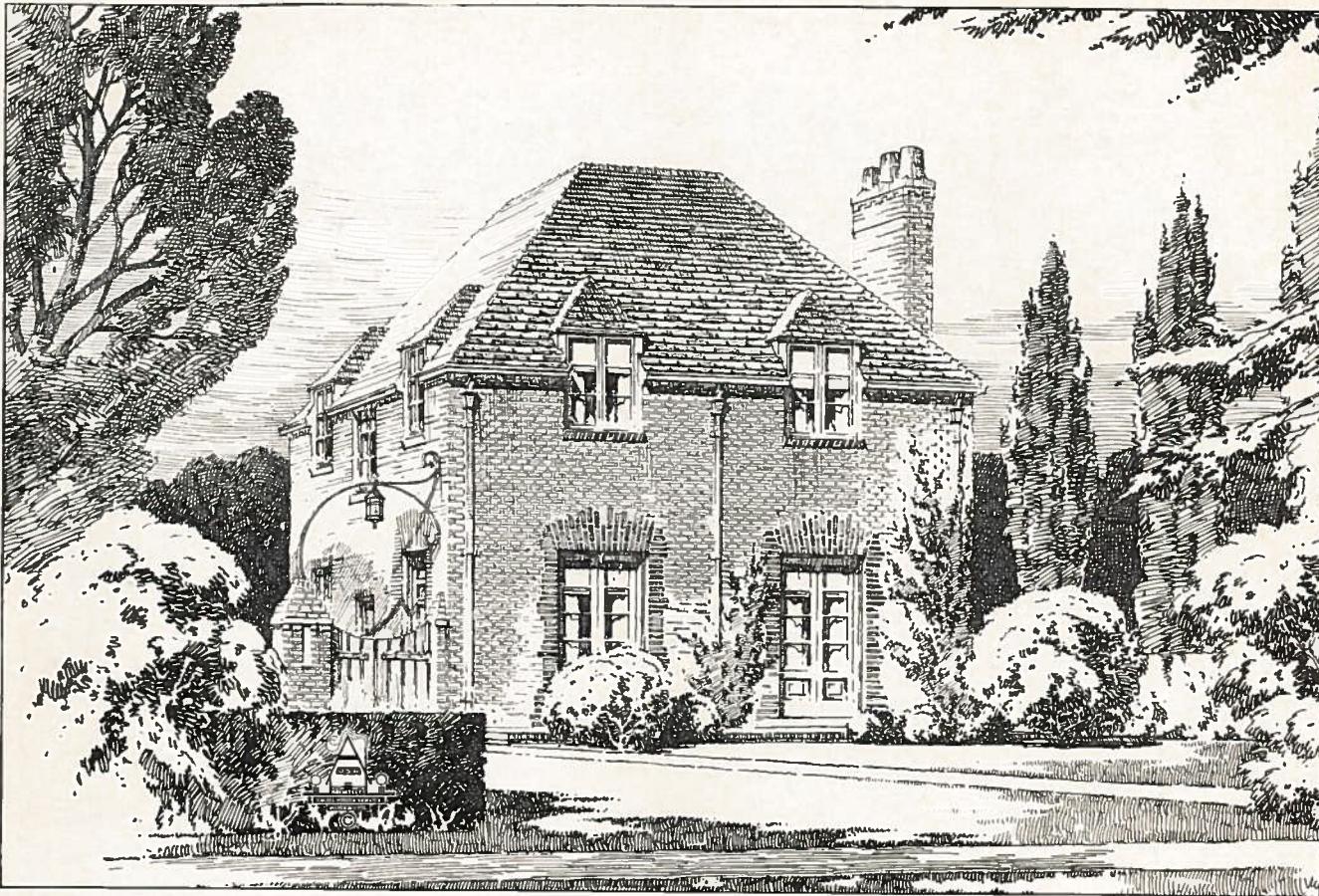
The living room, comfortable in size, enjoys a pleasant vista of dining room and open porch beyond. This porch is roofed by a flat deck adjoining the larger bedroom.

Construction: Solid brick walls, roof of shingles.

Facing: South or west.

Lot Size: Approximately 35 feet.





Design No. 602

Showing the French Touch

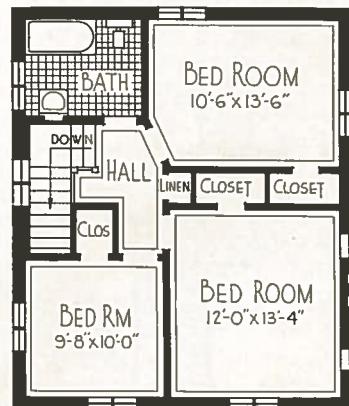
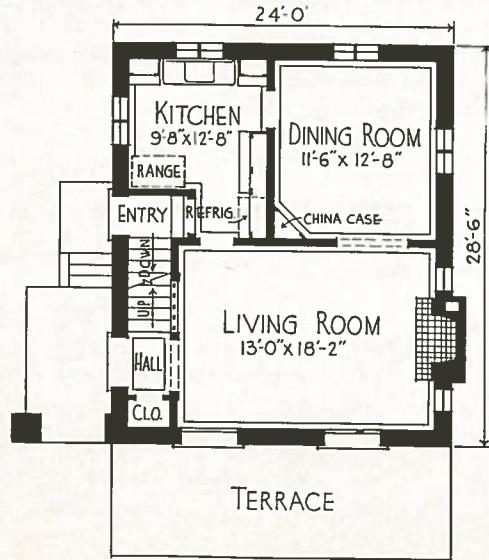
THE house presented here is designed in the picturesque French style with a characteristic high hip roof. The second story windows which break the cornice repeat the lines and the steep pitch of the main roof in their own, a repetition which gives a pleasingly restful quality to the design. Most ornamental is the brickwork about the long French windows which open upon the paved terrace in front. Other quaint features include the broad outside chimney and the ornamental gate at the side.

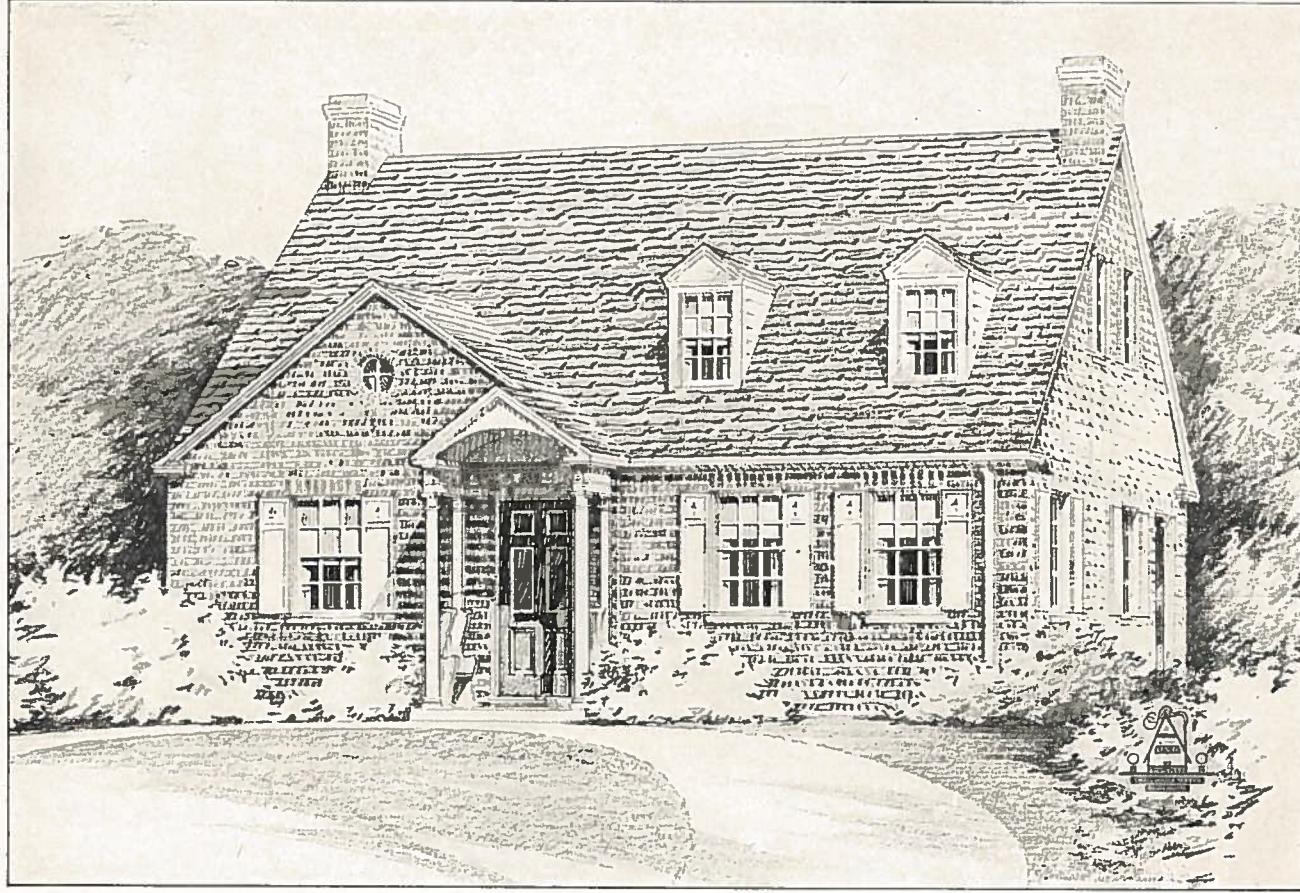
The compact plan, almost square, utilizes to the fullest extent practically every foot of floor space. At one end of the living room is the stairway partially screened from the room, and at the opposite end a beautiful fireplace of unique design, the chimney breast and the remainder of this wall sheathed in wide boards.

Construction: Solid brick walls, roof of shingles.

Facing: South or west.

Lot Size: Approximately 35 feet.





Design No. 6-H-7

Colonial Cottage in Brick

THIS small house design is not a passing fancy but will remain in style long after old age has overtaken its builders. It has those qualities of intimacy and charm characteristic of the successful small home.

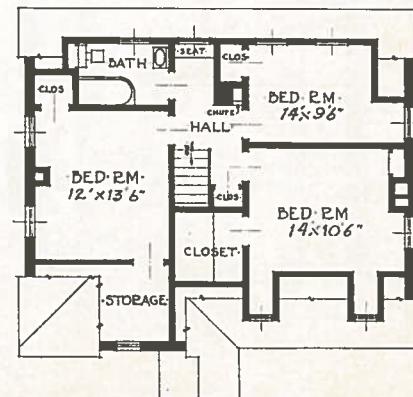
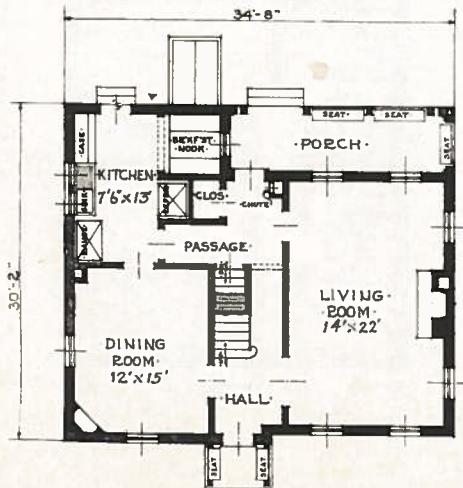
The plan has, through long years, proved to be one of the most satisfactory yet devised for the small dwelling. For a house of this size the central entrance and hall is ordinarily an excellent arrangement. On account of the fact that the plan is rectangular—in fact, nearly square—real economy is achieved in building. Such a plan requires less materials and labor.

The rooms turn on one another conveniently. The hall which extends from front to back, gives an effect of spaciousness to the first floor and in warm weather tends to make the house cool and airy. The rear porch is a pretty place with slender wooden posts, flower boxes, and a brick-bordered concrete floor. In the rear entry is a coat closet and a clothes chute. In the kitchen is a built-in breakfast nook and a recess for the range. Outside entrance to the basement is through a bulkhead at the rear.

Construction: Brick veneer on hollow tile, shingle roof.

Facing: North or west.

Lot Size: Approximately 45 feet.





Design No. 5-B-20

Substantial and Sturdy

BROAD and low-lying, this design shows something of the old world character that has become so popular in recent years for houses both large and small. Form and mass are borrowed from the Mediterranean, the plan is very decidedly American.

Seeing the informal massing and apparent irregularity of the exterior of this house, one would hardly expect a plan of such orderly directness. The effects of this will appear in economies in construction and in household management. The house is of course designed especially for the small family, but it includes in its accommodations practically everything that is to be found in the most modern small home.

The porch is located where it may be most extensively used, whether as a summer dining room, living porch, or as a year around sun porch. Double French doors open on it from both dining room and living room.

Perhaps next to the porch the breakfast nook is the feature in which the family will take most pleasure and certainly which the housewife will find most convenient. The compact kitchen is efficiently arranged so that few steps are required in the routine work of the day. There is a grade entry adjoining, with stairs leading to the basement. This entry also opens into one of the bedrooms, so that in this way the kitchen is accessible to the sleeping quarters without the necessity of passing through the living rooms to reach this portion of the house. At some time or other every

member of the family will appreciate this convenience.

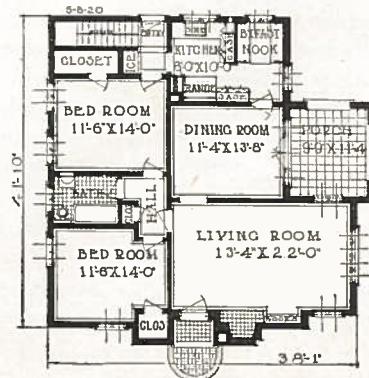
The hall, small as it is, definitely separates living quarters from sleeping quarters, thus conforming to good practice in bungalow design.

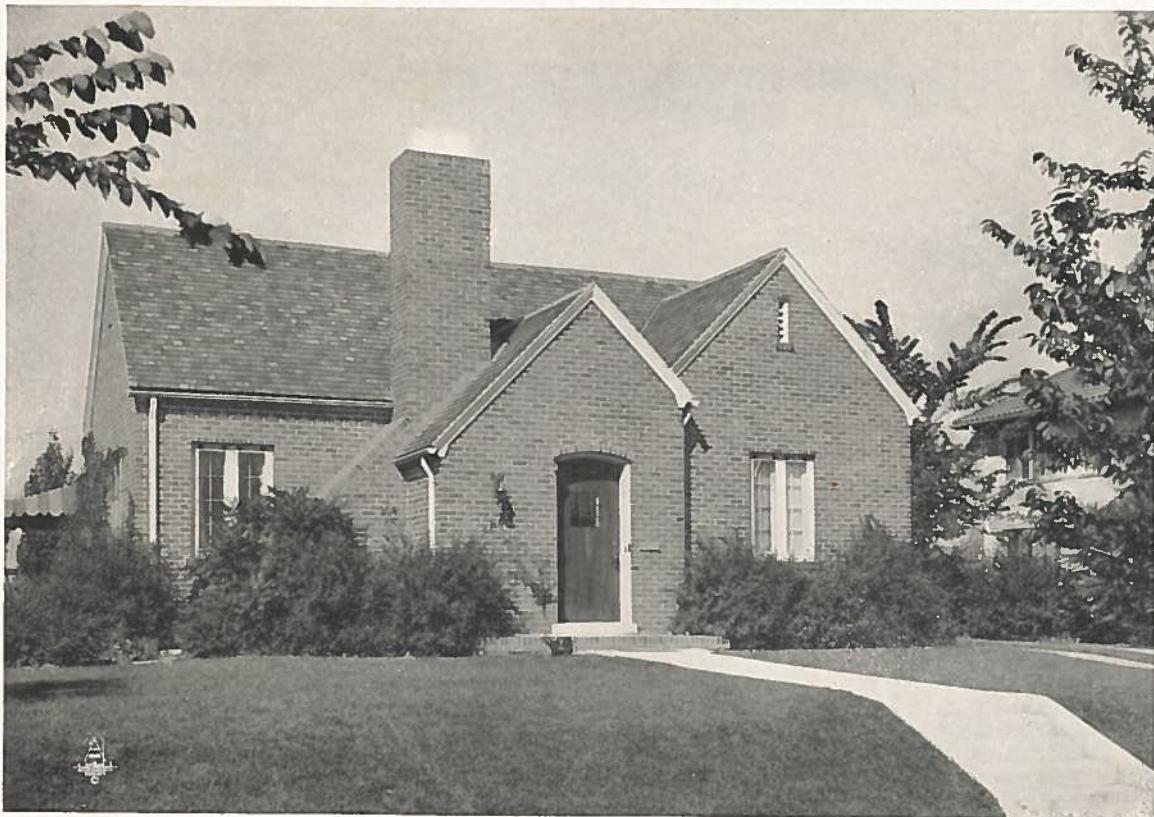
With its brick walls and tile roof this is a house designed for years of use with a minimum of depreciation. Casement windows are in keeping with the character of the design. The entrance with its arched opening and recessed door is an attractive feature in itself, the more so when combined with the chimney in the informal fashion used here.

Construction: Solid brick walls, tile roof.

Facing: South or west.

Lot Size: Approximately 50 feet.





Design No. 5-B-23

Many Gables Add Interest

THE low, rambling style of this bungalow gives it the appearance of size even though the house is comparatively small. The design may be developed in brick alone as illustrated, or in brick and stucco combined. Both methods assure houses of distinctive appearance.

In this house there is no ornamentation in the strict sense of the word, yet each unit—gables, chimney, windows, entrance—is so designed and so skilfully combined that the whole is extremely pleasing. Also, because of this very lack of added ornament, it is a house that promises to remain pleasing in appearance.

The paved terrace at the side may be covered by awnings as has been done here. Besides adding a note of color, these are advantageous in that they may be taken down with the advent of cold weather and thus no light or sunshine is prevented from reaching the adjoining rooms during the winter.

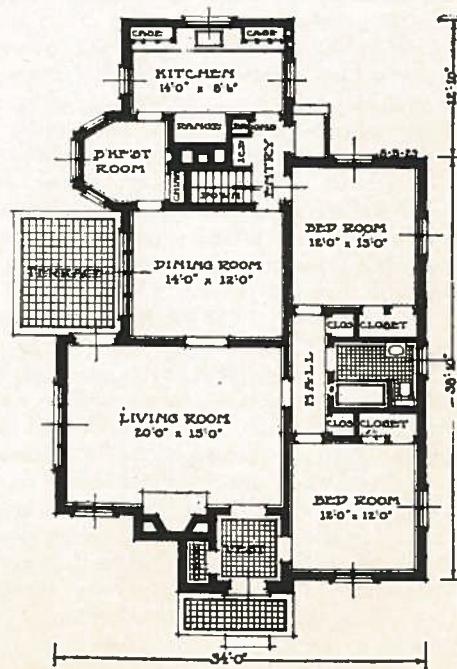
A study of the plan will reveal how much there is to recommend it. Most noteworthy is the glorified breakfast room, really one large bay window. Another feature is the kitchen which is flooded with light and sunshine from three sides. It would be difficult indeed to arrange a pleasanter place in which to work than this. There is a recess for the range. In the entry adjoining the kitchen is a broom closet and space for the refrigerator, although if this is a mechanical type it may be located in the kitchen. This entry also affords access to the sleeping quarters from the kitchen.

Living and dining rooms are both pleasant rooms of generous size. Two comfortable bedrooms are provided. The front one it may be noted opens directly from the vestibule, but this arrangement need not be included unless desired.

Construction: Solid brick walls, roof of tile, slate or shingles.

Facing: To take advantage of prevailing winds and peculiarities of site.

Lot Size: Approximately 45 feet.





Design No. 5-B-22

Low-Lying and Homelike

IN DESIGNING a brick house an architect has the comfortable feeling that he is not being extravagant. Even the more expensive bricks are relatively cheap in the end, considering their durability, and some of the cheaper kinds are very effective when rightly used. Although practically indestructible, its greatest appeal to the architect lies in the possibilities for decorative effects, whether in the formal mansion or the small bungalow.

In the house illustrated the walls are of variegated brick with white mortar joints, while the roof is of shingles stained a deep, rich green. However, the working drawings provide also for a roof of tile which may be substituted for shingles if preferred. The wood trim about cornice and windows is painted white. The house as built differs in one respect from the plan, in that a door was substituted for the window shown on the plan in the outside front wall of the dining room.

The room arrangement is a practical one, with sleeping quarters and bath along one side, living quarters on the other, the two portions separated from one another by a small hall. Privacy is thus assured to both sections.

The living room is of comfortable size, with a fireplace on the inside wall so arranged that it does not project out into the room and take up valuable floor space. This inside location is an advantageous one in many ways, chiefly so for the economy it offers in construction.

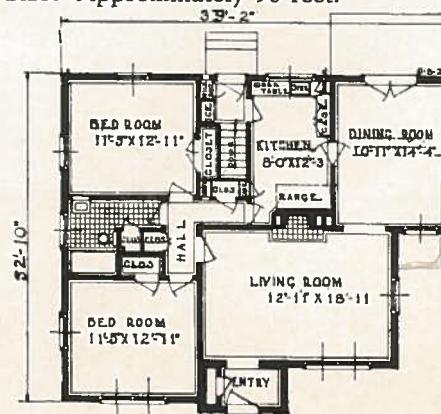
The dining room is light and airy, with outside exposure on three sides. At the rear French doors open upon a terrace. This may be sheltered by awnings for summer use.

A broad group of windows lights the kitchen, which is well equipped with cupboard and counter space. The rear entry adjoining is equipped with a package receiver, broom closet, and space for the refrigerator. If this is of the mechanical type, the kitchen is large enough to receive it. Stairs to the basement lead down from the service entry.

Construction: Solid brick walls, shingle or tile roof.

Facing: South or west.

Lot Size: Approximately 50 feet.

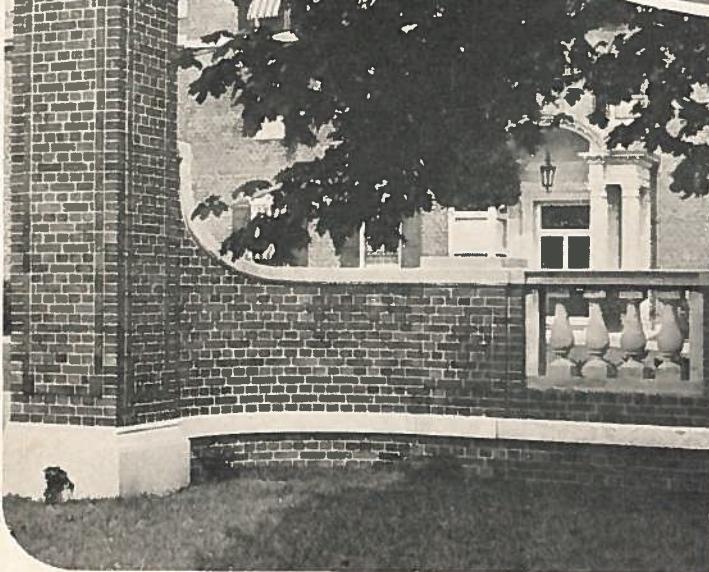


INTERESTING USES AROUND THE HOME

ALMOST everyone thinks of face brick as a material that brings distinctive beauty and style to the walls of the home—yet there are countless other uses around the home wherein its color and permanence are just as desirable.

Useful and ornamental features such as walks, steps, driveways, fireplaces, gate posts, garden walls, and flower bed borders are easily built with face brick. They give the grounds the finishing touch needed for distinction, and harmonize the grounds and house into a satisfying whole.

These improvements more than repay their small cost should it ever be desired to sell. Their lasting beauty goes far in making the prospect want to buy, with the result that he is willing to pay a good price. And while the house is occupied they add greatly to the enjoyment of home life.



The Cost to Build the Houses Appearing in this Book

BUILDING costs depend upon local markets, quality of materials, finish and equipment demanded and the contractors who do the building. Variations of as much as 30 per cent in the cost of houses built from the same plans frequently occur in the same town.

Broad general estimates of cost can be supplied for the houses appearing on the pages of this book; in fact, on any Bureau plans, but it is difficult to tell exactly how much it will cost to build from a certain plan in any city, without knowing all the conditions imposed by the owner and by local markets and the quality of the contractors employed.

Every home builder is concerned with costs. You want to know exactly how much your home is going to cost before you build. No amount of guessing by the most expert guesser will give you this information. The only way to find out is to have contractors submit proposals to build, based upon the definite plans and specifications of the house. This leaves out the guesswork.

The Architects' Small House Service Bureau is prepared to help you obtain building costs. Any Bureau plan may be obtained for inspection and estimating for a period of 15 days, with return privilege if you decide that you cannot afford to build. A fee of \$5.50 is charged for this inspection and estimating privilege. If documents are worn or soiled, a small replacement charge is required in addition to the \$5.50 fee.

The method of obtaining Bureau plans for inspection and approval is as follows: You are asked to deposit the original cost of the documents based upon the service charge of \$6.00 per principal room. Add 50 cents more for packing and postage. Thus, the charge in connection with a five-room house is \$30.50. Your check or money order for the full amount is deposited and held during the 15-day inspection and estimating period. If the drawings are returned in good condition, \$5.50 is deducted to cover the inspection and estimating fee and the balance returned to you. Thus, for a very small fee you are able to inspect the plans, obtain building costs and decide whether you wish to build or not. If the drawings are retained the transaction is complete and the original deposit covers the cost of plans.

A complete statement covering Bureau service has been published under the title, "Building Value Into Your Home." It will be forwarded upon request to the American Face Brick Association, 205 West Wacker Drive, Chicago, or the Architects' Small House Service Bureau, 1200 Second Avenue South, Minneapolis, Minn.



The organization responsible for the plans appearing in this book; namely, The Architects' Small House Service Bureau, is the only agency of the kind in the United States endorsed by the American Institute of Architects and by the United States Department of Commerce.

Brickworks

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